

# CHARLES PECK

Sales • Lettings • Valuers



## **59 Byron Court, Stockbridge Road, Chichester, PO19 8ES** **£159,950**

A well proportioned top floor retirement apartment (close to the lift) enjoying the excellent facilities of Byron Court including waitress service restaurant and Estate Manager.

Entrance hall | Three good sized storage cupboards | Large sitting room with recess suitable for a dining table | Fitted kitchen | Double bedroom with built-in wardrobe | Bath/shower wet room | Night Storage heating | Double glazing

Estate Manager | Table service restaurant | Residents lounge | Communal gardens | Laundry facilities | 24 hour on-site staff | 1 hour a week domestic help | Lift | Guest suite

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## Location

The property is close to the centre of Chichester with all its facilities including the Festival Theatre, Pallant House Gallery, shops, restaurants and mainline railway station with services to London Victoria. There is a regular bus service from outside the property serving both Chichester and the coast. Goodwood and the Downs are within easy driving distance.

## Accommodation

The front door opens into:

### The entrance hall

With two built-in cupboards, one housing the hot water system.

### The well proportioned sitting/dining room 18'10 x 15'4 (5.74m x 4.67m)

With recess where a window has an open aspect down to gardens below and there is a recess walk in cupboard.

### The kitchen 10'11 x 6'6 (3.33m x 1.98m)

With window having an open aspect with electric remote control, stainless steel sink unit, fitted drawers and cupboards, integrated ceramic hob and oven with filter canopy above.

### The double bedroom 17'2 x 9'7 (5.23m x 2.92m)

With window, night storage heater and a recessed wardrobe.

### The bath and shower room

The room designed as a wet room. With bath, wash basin with cupboard beneath, WC, heated towel rail, walk-in shower, tiling around the bath and shower and at a half height to the rest of the room.

### Byron Court

The features of this prestigious development are the beautifully appointed communal facilities including a lounge furnished to the standard of a quality hotel, a function room with computer and a restaurant where a substantial mid-day meal is served every day. There is also a laundry room with washing and drying machines, the cost of which is included in the service charge and a guest suite for visiting family and friends.



## Staffing

In addition to the Estate Manager and assistant Estate Managers who between them provide 24 hour cover, the service charge includes the cleaning, heating and maintenance of communal areas and an hour per week domestic help for the residents in each apartment. Additional help can be purchased separately as required.

## Mobility

The design of the communal areas combines both style and ease of mobility, so that those confined to a wheelchair can live independently in the apartment and have unrestricted access to the communal areas. There are also lifts to all floors.

## Garden

The communal gardens are for the use of residents.

## Tenure

We understand the property to be leasehold for 125 years from 2004. A purchaser would need to ask their solicitor to check these details.

## Ground rent

We understand this to be £405.50 per annum. A purchaser would need to ask their solicitor to check these details.

## Service charge

We understand this to be £8,782.41 per annum covering the maintenance and staffing, cleaning and lighting of common parts, water rates, subsidised on-site catering, laundry facilities and an hour's free interior cleaning per week. A purchaser would need to ask their solicitor to check these details.

## Council tax band

C.

## General remarks

To view please telephone us on 01243 816666 to make an appointment.


## Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

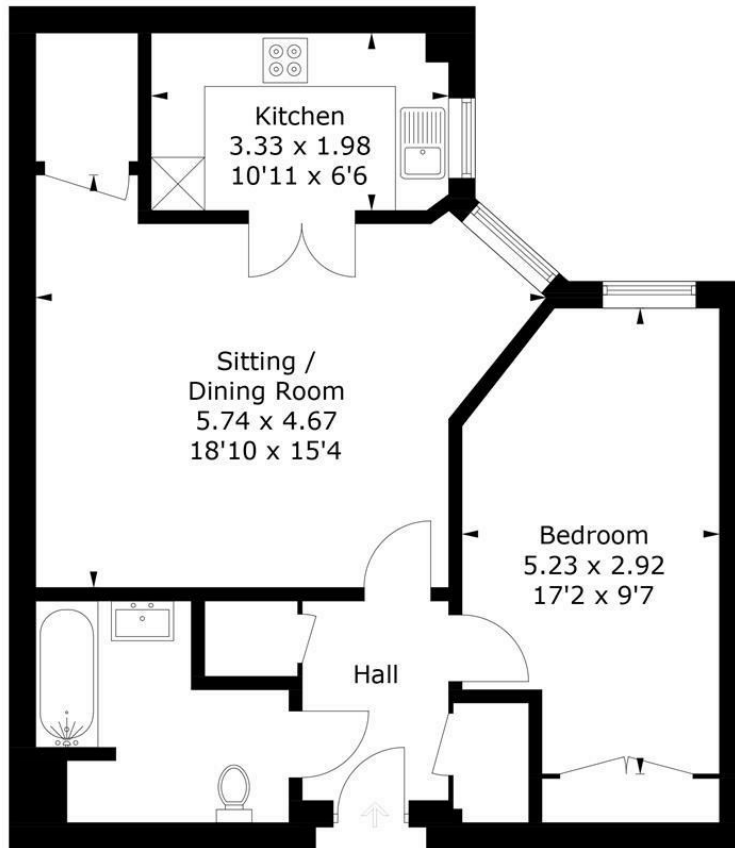
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Stockbridge Road, PO19

Approximate Gross Internal Area = 59.4 sq m / 639 sq ft



### Third Floor Flat

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID996721)