

CHARLES PECK

Sales • Lettings • Valuers



32 Heather Court, Stockbridge Road, Chichester, PO19 8HJ **£117,500**

A beautifully presented, westerly facing, second floor retirement apartment, ideally located just a short distance from the city centre facilities.

Entrance hall | Living room | Kitchen | Bedroom | Bathroom | Night storage
heating | Double glazing

Estate Manager | Residents lounge | Communal gardens | Laundry facilities | Lift
| Residents parking

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

The property is within level walking distance to Chichester with all its facilities including the Festival Theatre, Pallant House Gallery, shops, restaurants and mainline railway station with services to London Victoria. It is located directly opposite the Chichester Gate leisure complex and close to the canal basin with its cafe and waterside walks. A frequent bus service stops right outside serving Witterings, Selsey and Bognor Regis.



Entrance hall

With large walk-in storage cupboard.

Living room 19'7 x 10'4 (5.97m x 3.15m)

With westerly facing bay window.



Kitchen 7'2 x 5'2 (2.18m x 1.57m)

With modern fitted units, sink, electric hob, extractor canopy, oven and space for a fridge freezer.



Bedroom 14'3 x 8'6 (4.34m x 2.59m)

With built-in wardrobe.

Bathroom

Bath with power shower above, shower screen, wash basin and WC.



Garden

The communal gardens are for use of the residents.

Council tax band

A

Tenure

We understand the property is leasehold with 99 years from 1985. A purchaser would have to ask their solicitor to check these details.

Ground rent

We understand this to be £150 per annum. A purchaser would have to ask their solicitor to check these details.



Service charge

We understand this to be £2,568.98 per annum which covers cleaning, lighting, and heating of communal areas, external cleaning and maintenance, buildings insurance and community alarm, water and sewerage. A purchaser would have to ask their solicitor to check these details.

General remarks

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

Note

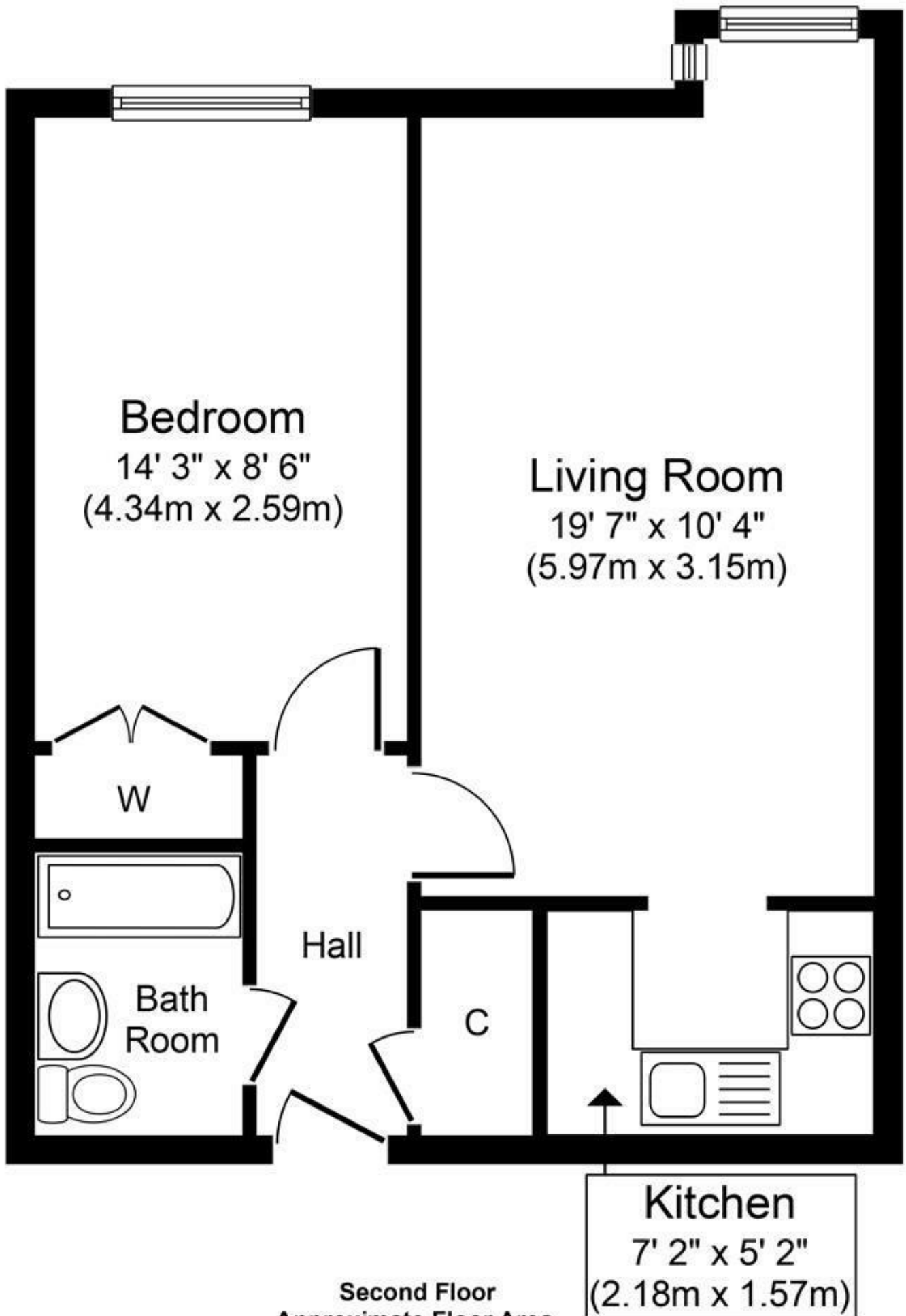
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Second Floor
Approximate Floor Area
457 sq.ft.
(42.5 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.