

CHARLES PECK

Sales • Lettings • Valuers



4 Festival Court, Somerstown, Chichester, PO19 6AE **Guide Price £178,000**

A well-proportioned first floor apartment, situated in a purpose built block with a garage and communal gardens, located within Chichester's popular city centre.

NO ONWARD CHAIN

**Entrance hall | Living room | Kitchen | Bedroom | Bathroom | Night storage
heating | Double glazing | Garage | Communal gardens**

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Location

The apartment is located within the Somerstown area of Chichester, a few moments north of the vibrant and historic city centre and next to the popular Festival Theatre. Chichester's city centre offers many shops, restaurants, cafes, pubs and has further attractions such as the Pallant House Gallery and historic canal and canal basin. Chichester's mainline train station runs service to London Victoria. To the south of the city lies the Chichester Harbour area, its calm waters popular with sailors and water sports enthusiasts and the beaches of West Wittering and East Head are popular summer destinations. To the north of Chichester are the rolling foothills of The South Downs National Park and within the popular Goodwood Estate.

Accommodation

Once inside the accommodation is arranged over one floor. There is an entrance hall which leads to a family bathroom and fitted kitchen. A good sized sitting/dining room, complete with bay window and a double bedroom with built in storage conclude the accommodation.

Entrance hall

Living room 13'10 x 12'3 (4.22m x 3.73m)

Kitchen 11'6 x 5'9 (3.51m x 1.75m)

Bedroom 16'0 x 8'2 (4.88m x 2.49m)

Bathroom

Outside

There are a well-kept communal gardens for residents use and a garage which is located a short distance from the apartment within the development. There are also communal bin and recycling stores.

Tenure

The property is leasehold with 125 years from September 1982. A purchaser would have to ask their solicitor to check these details.



Council tax band

B

Service charge

£2,316 per annum. 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

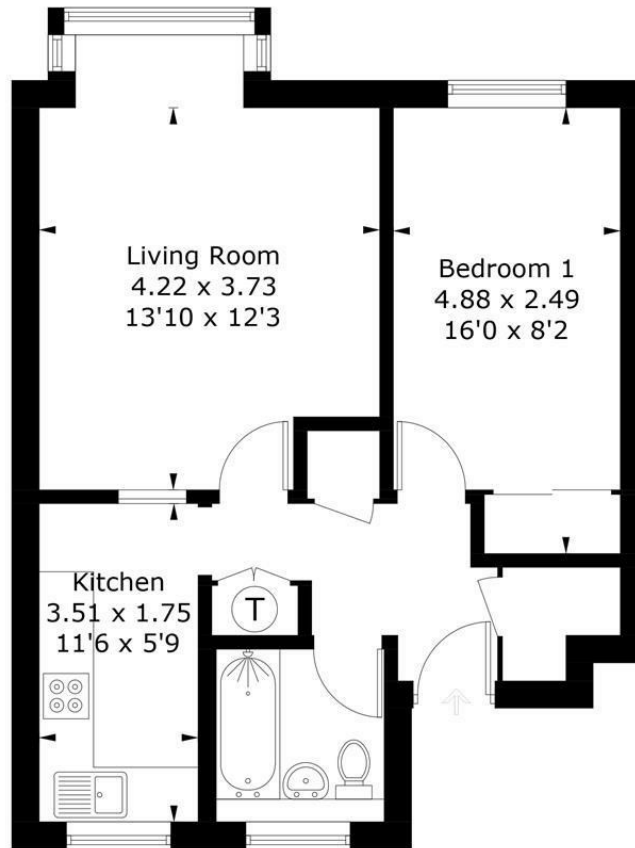
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

Festival Court, PO19

Approximate Gross Internal Area = 47.5 sq m / 511 sq ft



First Floor

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. (ID1024402)