

# CHARLES PECK

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## **1 Harington Lodge, The Hornet, Chichester, PO19 7BX** **£485,000**

A beautifully appointed and highly sought after two double bedroom, two bathroom ground floor apartment. The apartment enjoys the favoured south west orientation and has the added benefit of direct access out to the delightful communal garden via two separate patio doors onto private patios. The lodge is conveniently situated in the heart of Chichester close to shops and amenities with the Cathedral, Theatre and galleries all close by.

Lodge Manager | Landscaped gardens | Owners' lounge and coffee bar providing owners with a beautiful facility in which to interact with each other and benefit from regular social gatherings | Lift to all floors | 999 year lease | NHBC | Non-allocated parking | 24 hour careline support system | Guest suite

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## Location

Harington Lodge is situated in the cathedral city of Chichester at the foot of the South Downs. Chichester is surrounded by beautiful countryside, sandy beaches, fishing villages and historical attractions. Chichester City centre has an array of amenities including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre and mainline railway station with services to London Victoria.



## Entrance hall

With video door entry system and two storage cupboards.



## Living/Dining Room 17'6 x 11'8 (5.33m x 3.56m)

Superb dual aspect room with French doors on two sides leading out to the communal gardens. The South and West orientation is ideal to enjoy the two separate, private patios. There is a radiator and a feature fireplace with coal effect fire.



## Kitchen 7'9 x 7'1 (2.36m x 2.16m)

With west facing window enjoying the garden view, modern built-in units, slip resistant flooring, waist height Zanussi oven, stainless steel sink with mixer taps, AEG induction hob, extractor canopy, Zanussi washer dryer, fridge and frost-free freezer.

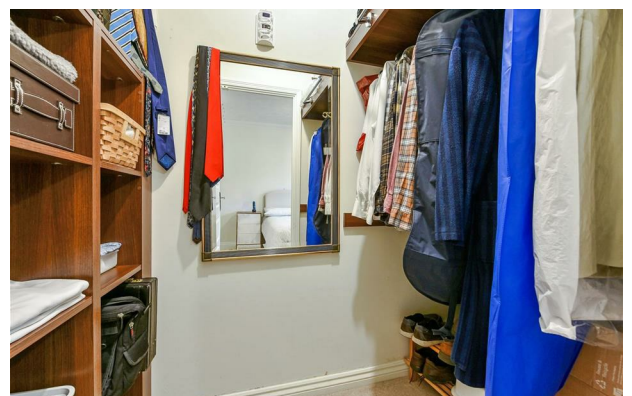


## Bedroom one - Double 17'10 x 9'1 (5.44m x 2.77m)

Walk-in wardrobe with cube storage shelving and ample hanging storage allowing to alternate clothing seasonally. Radiator and west facing window.

## En suite shower room

With thermostatic shower, WC, wall unit with shaver socket, sink with mixer taps, heated towel rail, extractor fan and slip resistant floor.



## Bedroom two - Double 13'3 x 10'4 (4.04m x 3.15m)

Radiator and west facing window.

## Bathroom

With bath with shower above, shower enclosure, WC, mirrored wall unit with shaver socket, sink with mixer taps, heated chrome towel rail, extractor fan and slip resistant floor.

## Council tax band

C

## Tenure

The property is leasehold with 999 years from August 2018. A purchaser would have to ask their solicitor to check these details.

## Ground rent

£625.00 per annum. A purchaser would have to ask their solicitor to check these details.

## Service charge

£5,043 per annum which includes: water and sewerage, heating, hot water, services of the Lodge Manager, careline monitoring, building insurance, gardening, cleaning and lighting of the communal areas and lift maintenance. 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

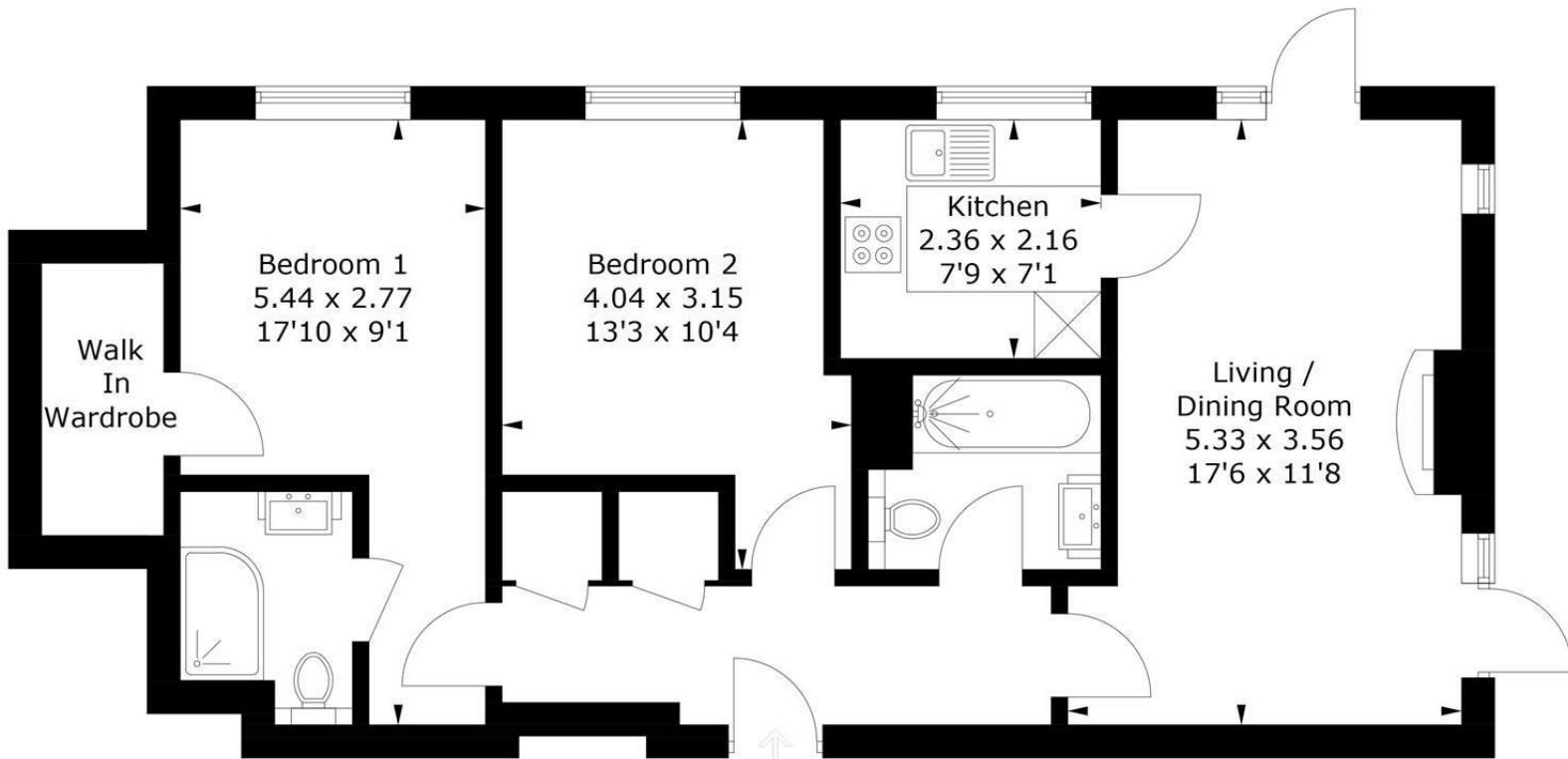
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Harington Lodge, The Hornet, PO19

Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



### Ground 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. (ID1030340)