

# CHARLES PECK

Sales • Lettings • Valuers



## **33 Providence Place, Chapel Street, Chichester, PO19 1BS** **£195,000**

A spacious, newly decorated and carpeted top floor retirement apartment, in this sought after development in the centre of Chichester.

Entrance hall | Walk-in storage and airing cupboard | Lounge | Kitchen | Two bedrooms | Bathroom | Night storage heating | Double glazing

Estate manager | Guest suite | Lift | Laundry facilities

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## Location

The property stands in this central position in Chichester with all the city centre facilities within easy walking distance. Chichester has excellent cultural facilities including Pallant House Gallery, Chichester Festival Theatre and a mainline railway station with services to London Victoria. It is also well placed for access to the coast with beaches at Wittering and in the other direction is The Downs with sporting and other events at Goodwood.



## Entrance hall

With night storage heater and large walk-in storage and airing cupboard.



## Living/dining room 19'2 x 10'5 (5.84m x 3.18m)

With dual aspect and night storage heater.



## Kitchen 6'9 x 5'6 (2.06m x 1.68m)

With a range of fitted drawers and cupboards and stainless steel sink unit.



## Bedroom one 18'10 x 8'10 (5.74m x 2.69m)

With window, night storage heater and built-in wardrobe.

## Bedroom two 14'8 x 9'0 (4.47m x 2.74m)

Window with far reaching views, night storage heater and built-in wardrobe.



## Bathroom

Bath with shower attachment, wash basin, WC, heated towel rail, electric shaver point and extractor fan.

## Council tax band

C

## Tenure

We understand the property to be leasehold for 125 years from 1986. A purchaser would have to ask their solicitor to check these details.

## Ground rent

£75 per annum. A purchaser would have to ask their solicitor to check these details.

## Service charge

£3,416.52 which covers cleaning and lighting of common parts, garden maintenance, services of the house manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. 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.




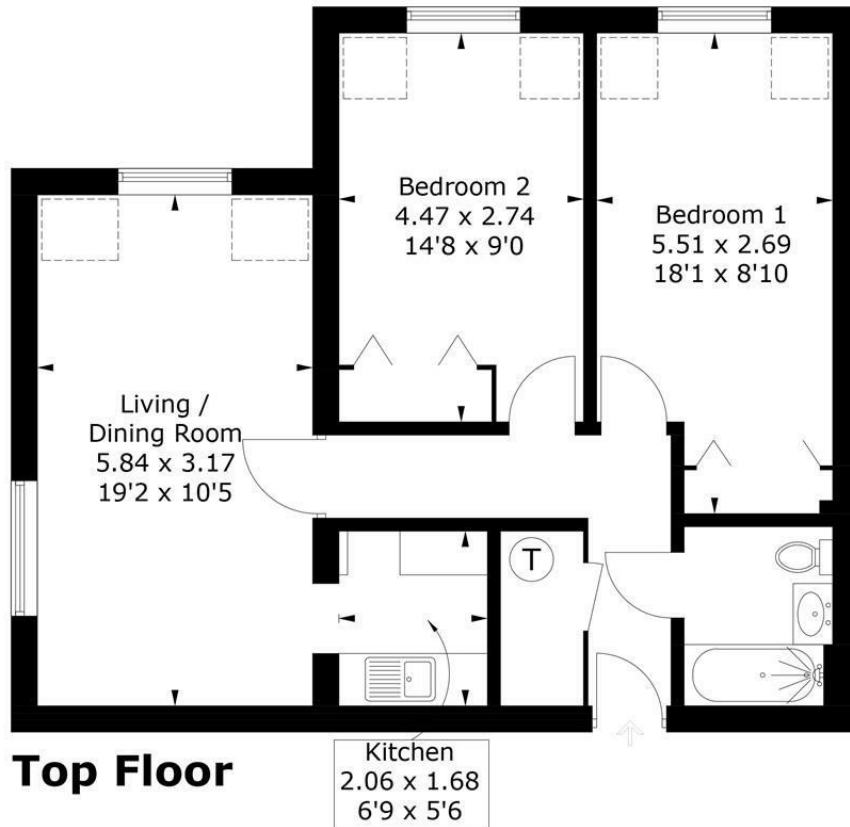
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Providence Place, Chapel Street, PO19

Approximate Gross Internal Area = 63.8 sq m / 687 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1030969)