

# CHARLES PECK

Sales • Lettings • Valuers



## **6 Brampton Court, Stockbridge Road, Chichester, PO19 8PD** **£109,950**

A well appointed ground floor retirement flat situated within a short walk of Chichester City centre.

Entrance hall | Sitting room | Kitchen | Double bedroom | Bathroom | Patio |  
Night storage heating Double glazing

Estate Manager | Residents lounge | Communal gardens | Guest suite | Laundry  
room | Lift

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## Location

The property stands in a convenient position within walking distance of Chichester City centre. It is just across from the railway station which has services along the coast and also to London Victoria. In Chichester a full range of facilities includes shops, restaurants, The Festival Theatre and Pallant House Gallery. Chichester occupies an enviable position being six or seven miles from the coast with beaches around the Witterings, whilst in the other direction is the open countryside of The Downs and sporting and other activities at Goodwood.

## Entrance hall

With storage and airing cupboard.

## Sitting room 14'8 x 10'2 (4.47m x 3.10m)

With night storage heater, natural light from windows on two sides including French doors giving access to the communal grounds and a flagged patio that is used by the owners of 'flat 6'.

## Kitchen 7'3" x 5'10" (2.21 x 1.78)

With side window, fitted drawers and cupboards, stainless steel sink unit, electric hob, filter canopy and waist-level oven.

## Double bedroom 11'10" x 9'0" (3.61 x 2.74)

With windows, night storage heater and mirrored built-in wardrobe.

## Bathroom

Bath with shower above, wash basin with cupboards beneath, WC, wall mounted heater and extractor fan.

## Garden

The communal gardens are for the use of residents.

## Council tax band

B

## Tenure

We understand the property to be leasehold for 125 years from 2000. A purchaser would have to ask their solicitor to check these details.



## Ground Rent

We understand this to be in the region of £724.26 per annum. A purchaser would have to ask their solicitor to check these details.

## Maintenance Charge

We understand this to be in the region of £2,958.70 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the Estate 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

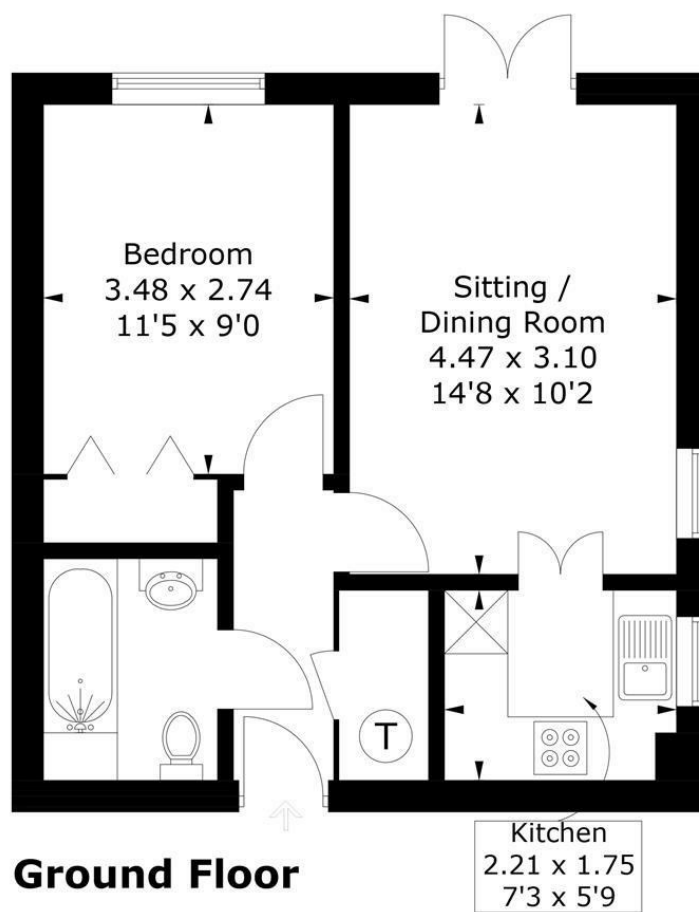
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



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

## Stockbridge Road, PO19

Approximate Gross Internal Area = 38.7 sq m / 416 sq ft



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. (ID1042156)