

CHARLES PECK

Sales • Lettings • Valuers



37 Brampton Court Stockbridge Road, Chichester, PO19 8PD
£165,000

A bright well presented one bedroom ground floor retirement flat with French doors giving direct access to the communal gardens.

Entrance hall | Storage cupboard | Sitting room | Kitchen | bedroom | Shower room | 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.

Southerly facing sitting room 17'7 x 11'0 (5.18m'2.13m x 3.35m)

With night storage heater, fireplace and French doors opening onto a small patio with the communal gardens beyond.



Kitchen 7'0 x 5'9 (2.13m x 1.75m)

With southerly facing window, stainless steel sink unit, fitted drawers and cupboards, wall mounted heater, electric hob, filter canopy, electric oven at waist level and space under the work surface for two appliances (e.g. Fridge and Freezer).



Bedroom 15'6 x 8'8 (4.72m x 2.64m)

With southerly facing window, night storage heater and mirror fronted built-in wardrobes.



Shower room

With shower cubicle, wash basin, WC, heated towel rail, extractor fan and wall heater.

Garden

The communal gardens are for the use of residents.

Council tax band

B

Tenure

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 £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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	