

# CHARLES PECK

Sales • Lettings • Valuers



## **23 Brampton Court, Stockbridge Road, Chichester, PO19 8PD** **£119,950**

A bright and spacious, newly decorated and carpeted, easterly facing first floor retirement apartment (served by lift) situated in this highly desirable development just a short walk from Chichester city centre.

Entrance hall | Sitting/Dining room | Kitchen | Bedroom | Bathroom | 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 two storage cupboards.

## Sitting / Dining room 19'3 x 10'6 (5.87m x 3.20m)

With night storage heater.

## Kitchen 7'11 x 7'7 (2.41m x 2.31m)

With fitted drawers and cupboards, stainless steel sink unit, hob, extractor hood, waist-level oven and space for a fridge.

## Bedroom 13'6 x 9'1 (4.11m x 2.77m)

With built-in wardrobe and night storage heater.

## Bathroom

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

## Garden

The communal gardens are for the use of residents.

## 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.

## Council tax band

B



## 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

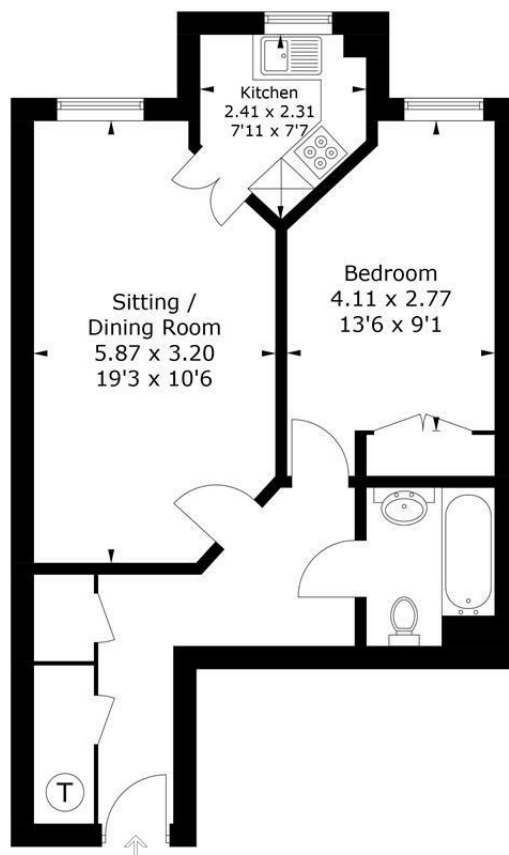
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(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	

## Stockbridge Road, PO19

Approximate Gross Internal Area = 49.4 sq m / 532 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. (ID1093021)