

# CHARLES PECK

Sales • Lettings • Valuers



## **58 Brampton Court, Stockbridge Road, Chichester, PO19 8PD Offers Over £100,000**

A conveniently situated and well presented second floor retirement apartment, located just a short walk from the both the city centre and good public transport links.

**INVESTORS ONLY - currently tenanted.**

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

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

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17 Southgate | Chichester | West Sussex | PO19 1ES

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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 cupboard.

## Sitting room 17'6 x 14'8 (5.33m x 4.47m)

An L shaped room giving an ideal dining area and sitting area, window and feature fireplace.

## Kitchen 8'10 x 5'7 (2.69m x 1.70m)

With fitted drawers and cupboards, waist-level oven, hob, extractor canopy, space for fridge and freezer and sink unit below the window.

## Bedroom 12'5 x 8'8 (3.78m x 2.64m)

With built-in wardrobes and window.

## Bathroom 8'10 x 7'8 (2.69m x 2.34m)

With large airing cupboard, bath, wash basin and WC.

## 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.

## 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.

## Council tax band

B

## General remarks

To view please telephone us on 01243 816666 to make an appointment.

## Note

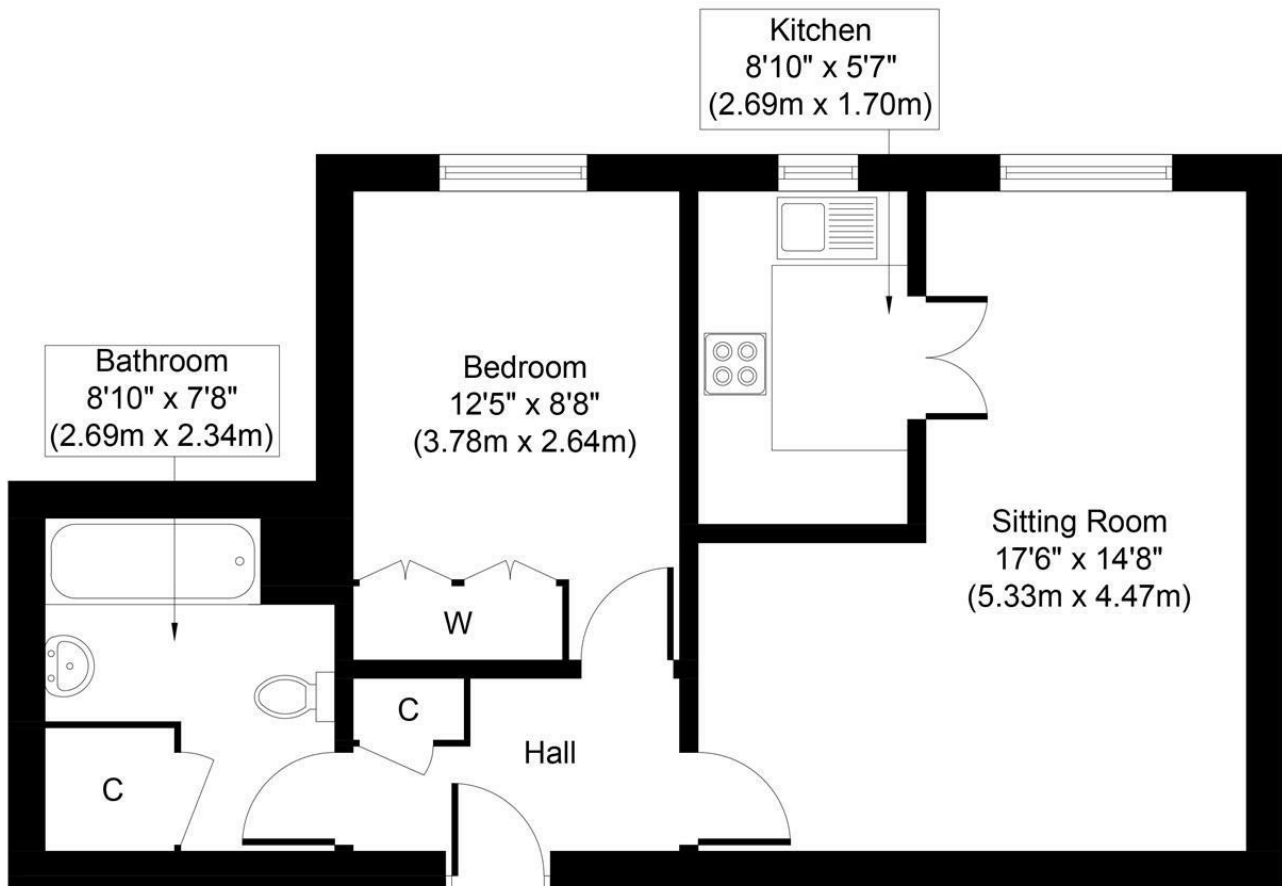
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## 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		80	81
(69-80) C			
(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		



**Approximate Floor Area**  
**490 Sq. ft.**  
**(45.5 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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