

CHARLES PECK

Sales • Lettings • Valuers



4 Providence Place, Chapel Street, Chichester, PO19 1BS **£215,000**

A spacious and well presented dual aspect ground floor retirement flat, with two bedrooms and newly renovated kitchen and shower room, ideally situated in the heart of the Cathedral City of Chichester.

Good size entrance hall with storage cupboards | Dual aspect sitting/dining room | Kitchen | Two bedrooms | Shower room | Electric heating | Double glazing

Communal gardens | Laundry facilities | Estate Manager | Guest suite

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Location

Providence Place is situated within the city walls of Chichester and just a five minute walk of many facilities including the library, Novium Museum, Cathedral and an excellent range of shops and restaurants. Chichester also benefits from The Pallant House Gallery, Chichester Festival Theatre and mainline railway station with services to London Victoria.



Entrance hall 6'11 x 6'10 (2.11m x 2.08m)

With panel radiator and storage cupboard.

Large walk-in storage cupboard 5'7 x 5'7 (1.70m x 1.70m)

Sitting / Dining room 15'6 x 11'9 (4.72m x 3.58m)

A dual aspect room with electric panel radiator.



Kitchen 7'10 x 5'7 (2.39m x 1.70m)

With window, fitted drawers and cupboards, stainless steel sink unit, oven, induction hob, extractor canopy and integrated fridge freezer, dishwasher and microwave.



Bedroom one 16'0 x 8'9 (4.88m x 2.67m)

With window, electric panel radiator and built-in wardrobe.

Bedroom two 12'4 x 8'8 (3.76m x 2.64m)

With window, electric panel radiator and built-in wardrobe.



Shower room 6'8 x 5'6 (2.03m x 1.68m)

With large walk in shower cubicle, wash basin and WC.

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.

Council tax band

C

Ground rent

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



Service charge

Approximately £3,500 per annum. 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

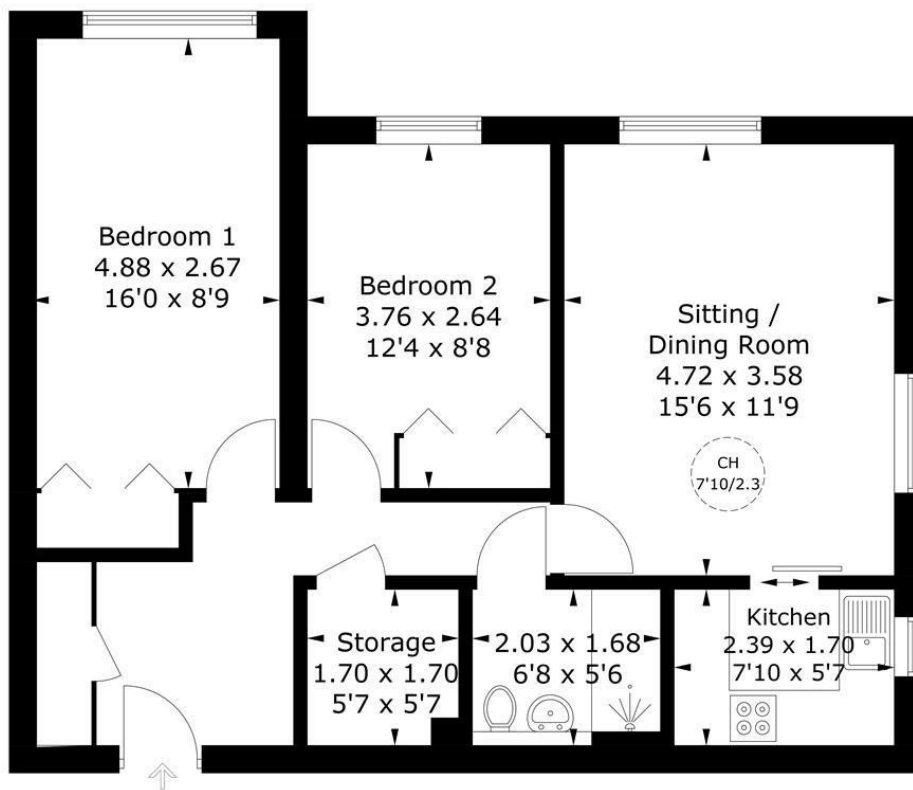
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Chapel Street, PO19

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft



Ground 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. (ID1098037)