

CHARLES PECK

Sales • Lettings • Valuers



7 Harvester Close, Chichester, West Sussex, PO19 6XF Guide Price £199,950

A modern two bedroom first floor flat standing on a cul de sac in this very popular and convenient position.

***** NO ONWARD CHAIN *****

Entrance hall | Southerly facing living room | Kitchen | Two bedrooms both with built-in wardrobes | Bathroom | Two parking spaces | Double glazing | Night storage heating

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Location

The property stands on a cul de sac just a short distance from Chichester City centre, local supermarkets and is also well placed for St Richards Hospital. Further facilities close by include shops schools and public transport including the mainline railway station with services to London Victoria.

Accommodation

The front door opens into the entrance hall.

Entrance hall

With night storage heater and airing cupboard housing the hot water cylinder.

The well proportioned lounge 14'0 x 11'10 (4.27m x 3.61m)

With double glazed window having an open aspect to the front with views out over the roof tops in a southerly direction and night storage heater.

Kitchen 9'7 x 6'2 (2.92m x 1.88m)

With double glazed window to the rear, fitted drawers and cupboards, stainless steel sink unit, oven, new hob and extractor fan.

Bedroom one 10'7 x 10'2 (3.23m x 3.10m)

With double glazed window to both front and side giving plenty of natural light, built in wardrobe and night storage heater.

Bedroom two 9'4 x 7'0 (2.84m x 2.13m)

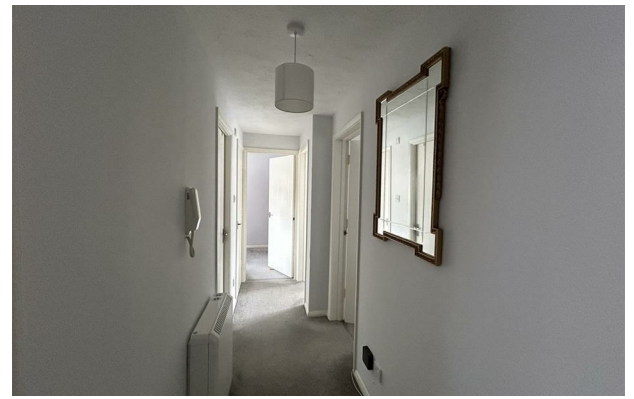
With double glazed rear window, recessed built in wardrobe and night storage heater.

Bathroom

With double glazed window, bath with shower above, shower screen, wash basin, WC and electric radiator.

Outside

There are two parking spaces, bin store and bike store.



Tenure

The property is leasehold with 125 years from 2017. A purchaser would have to ask their solicitor to check these details.

Service charge (including ground rent)

£1,200 per annum. A purchaser would have to ask their solicitor to check these details.

Council tax band

C.

General remarks

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

Note

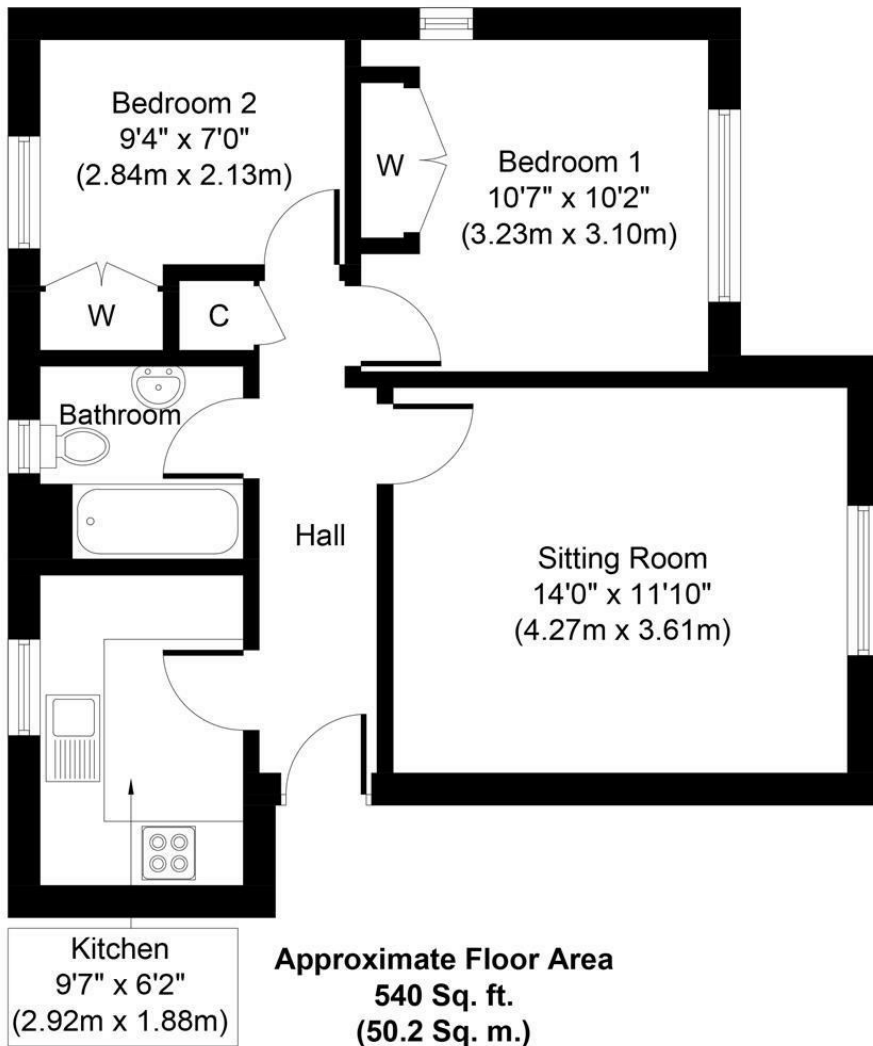
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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		78	78
(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	



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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