

# CHARLES PECK

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## **18 Swanfield Drive, Chichester, PO19 6ST** **Guide Price £199,950**

A light and spacious first floor apartment with a private garden and an outside store, located near St. Richards Hospital and just to the north of Chichester's vibrant city centre.

**NO ONWARD CHAIN**

**Entrance hall | Sitting room | Kitchen | Two bedrooms | Bathroom | WC | Double glazing | Private garden with brick-built store**

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## Location

Swanfield Drive is a residential road located under a mile from Chichester's city centre and is opposite St. Richards hospital. There are local amenities close by which include a convenience store. Chichester's many shops, cafes, pubs, restaurants are a short walk away along with notable attractions such as the Pallant House Gallery and Festival Theatre. The city also has a mainline rail station offering services to London Victoria. To the north lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate and to the south are the beaches of West Wittering and East Head.

## Accommodation

Once inside the light and airy accommodation is arranged over one level and to the rear faces south. There is an entrance hall, a large kitchen/diner, two double bedrooms (both with built-in storage) and a family bathroom with separate wc. The focal point of the accommodation is a spacious sitting room.

## Entrance hall

**Sitting room 15'1 x 12'3 (4.60m x 3.73m)**

**Kitchen 10'1 x 10'1 (3.07m x 3.07m)**

**Bedroom one 13'7 x 12'2 (4.14m x 3.71m)**

**Bedroom two 12'4 x 11'1 (3.76m x 3.38m)**

**Bathroom 7'7 x 5'2 (2.31m x 1.57m)**

## WC

## Outside

To the rear of the block, a very short walk from the apartment there is a private garden which is mainly laid to lawn. There is also a brick-built store, useful for tools etc.

## Council tax band

**B**



## Tenure

Leasehold with 125 years from 1986. A purchaser would have to ask their solicitor to check these details.

## Ground rent

£10 per annum. A purchaser would have to ask their solicitor to check these details.

## Service charge

Charge for April 2022 to March 2023 - £1,335.40 (Including building insurance)

## General remarks

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

## Note

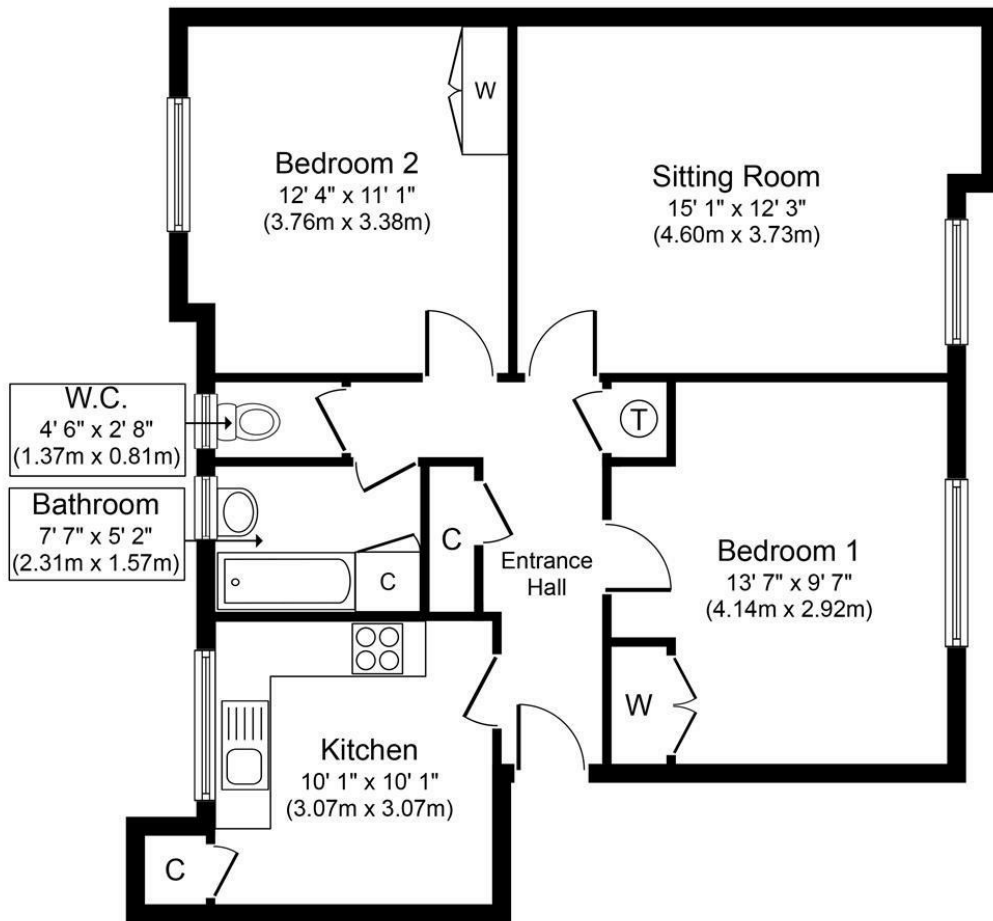
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## 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	81
(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		



Approximate Floor Area  
 756 sq. ft.  
 (70.2 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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