

CHARLES PECK

Sales • Lettings • Valuers



7 St. Richards Lodge, Spitalfield Lane, Chichester, PO19 6SJ **£289,950**

A well presented and larger than average ground floor retirement flat with two bedrooms and direct access to the well kept communal gardens.

Entrance hall | Sitting/Dining room | Large walk-in storage cupboard | Kitchen |
Two bedrooms | Modern shower room | Large westerly facing patio | New heating
system | Double glazing

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

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Location

The property stands in this convenient position, near to St Richards Hospital and is well placed for access to the city centre. Facilities in Chichester include shops, restaurants, Chichester Festival theatre and mainline railway station with services to London Victoria.



Entrance hall

With radiator, storage cupboard and airing cupboard housing the new heating system (installed 2024)



Good size sitting/dining room 22'7 x 14'4 (6.88m x 4.37m)

With French door opening to the patio with communal grounds beyond, radiator, feature electric fire, and a large walk-in storage cupboard.



Kitchen 8'0 x 7'7 (2.44m x 2.31m)

With window overlooking the communal gardens, fitted drawers and cupboards, ceramic sink unit, ceramic hob, extractor canopy, waist-level oven, Dimplex wall heater and space for fridge freezer.



Bedroom one 15'9 x 7'7 (4.80m x 2.31m)

With window overlooking the communal gardens, radiator and built-in wardrobe.

Bedroom two 15'9 x 9'3 (4.80m x 2.82m)

With radiator and window overlooking the communal gardens.

Shower room

Installed in 2023 with shower cubicle, wash basin, WC and heated towel rail.

St Richards Lodge

The flat benefits from a beautifully furnished residents' lounge. There are attractive grounds, parking on a communal basis, separate guest room for hire and laundry facilities. In addition, the services of the Estate Manager.



Tenure

We understand the property to be leasehold for 125 years from 2008.

Council tax band

C

Ground rent

We understand this to be £958 per annum. A purchaser would have to ask their solicitor to check these details.

Service charge

We understand this to be £4,509.92 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

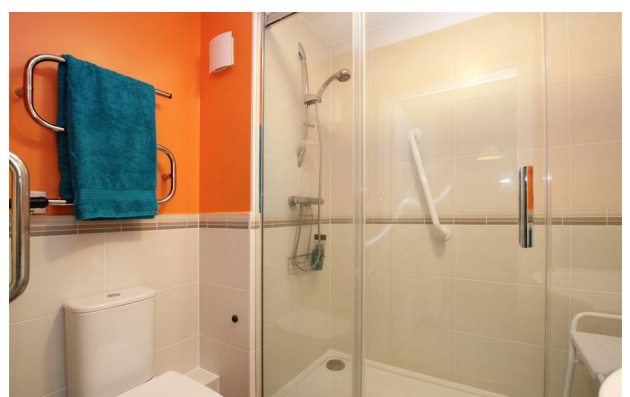
To view please telephone us on 01243 816666 to make an appointment.

Note

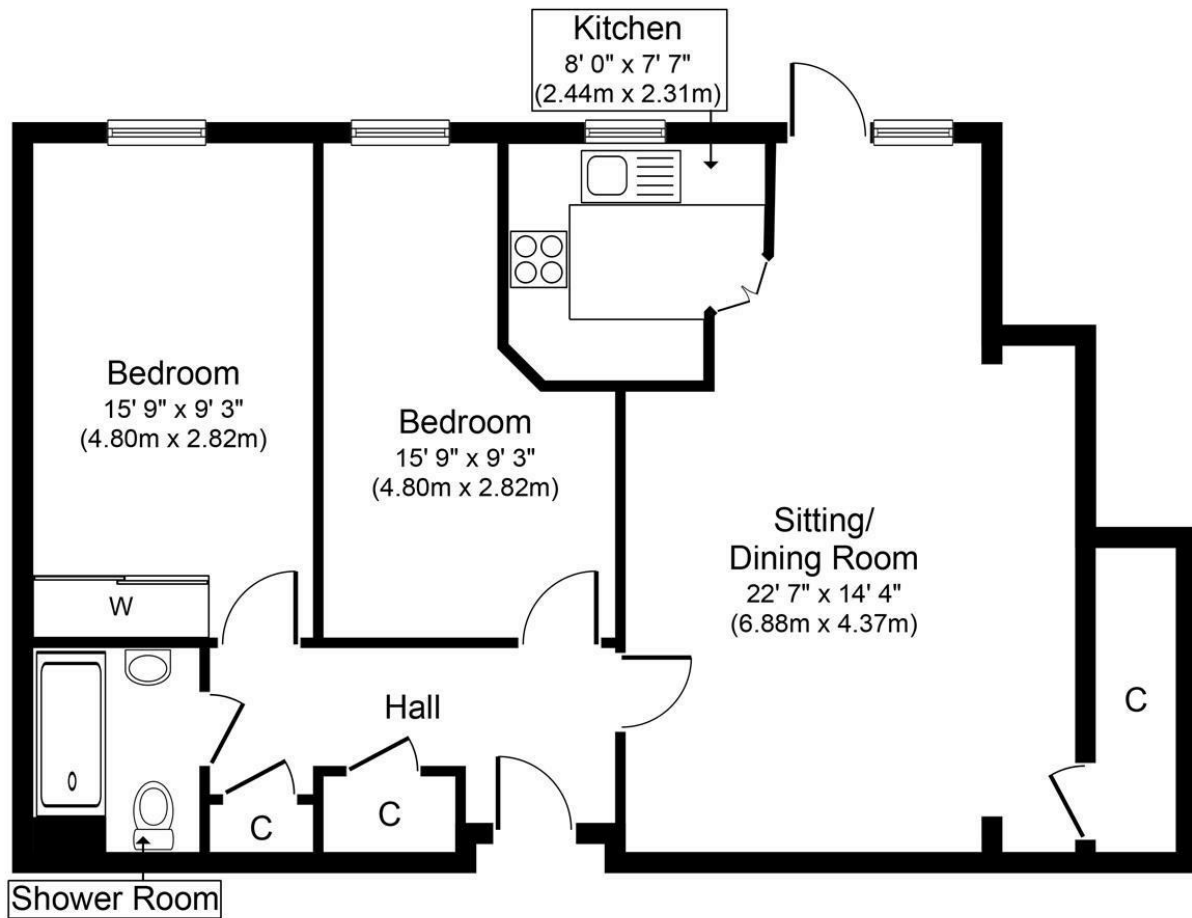
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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			83
(69-80) C	76		
(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
 757 sq. ft.
 (70.3 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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