

CHARLES PECK

Sales • Lettings • Valuers



49 Byron Court Stockbridge Road, Chichester, PO19 8ES **£250,000**

A spacious easterly facing second floor retirement apartment with two double bedrooms, overlooking the attractive communal gardens to the rear.

Entrance hall | Lounge / Dining room | Kitchen | Two bedrooms | Bath and shower room | Night storage heating | Double glazing

Estate Manager | Table service restaurant | Residents lounge | Communal gardens
| Laundry facilities | 24 hour on-site staff | 1 hour a week domestic help | Lift |
Guest suite

17 Southgate | Chichester | West Sussex | PO19 1ES

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www.charlespeck.co.uk

Location

The property is close to the centre of Chichester with all its facilities including The Festival Theatre, Pallant House Gallery, shops, restaurant and mainline railway station with services to London Victoria. There is a regular bus service from outside the property serving both Chichester and the coast. Goodwood and The Downs are also close by.



Entrance hall

With large walk-in storage cupboard housing the hot water system.

Living/Dining room 21'7 x 10'6 (6.58m x 3.20m)

With window, night storage heater, feature fireplace and large walk-in storage cupboard.



Kitchen 9'4 x 7'7 (2.84m x 2.31m)

With window, fitted drawers and cupboards, sink unit, oven, ceramic hob, extractor canopy, space for fridge and Dimplex wall heater.



Bedroom one 17'9 x 10'4 (5.41m x 3.15m)

With window and night storage heater.

Bedroom two 15'1 x 9'7 (4.60m x 2.92m)

With window, night storage heater and built-in wardrobes.

Bath and shower room

The room designed as a wet room with bath, walk-in shower, wash basin, WC and Dimplex wall heater.



Outside

The features of this prestigious development are the beautifully appointed communal facilities including residents lounge furnished to the standard of a quality hotel, a function room with computer and a dining room where a substantial mid-day meal is served every day. There is also a laundry room with washing and drying machines, the cost of which is included in the service charge and a guest suite for visiting family and friends.



Staffing

In addition to the Estate Manager and assistant Estate Managers who between them provide 24 hour cover, the service charge includes the cleaning of communal areas and an hour per week domestic help for the residents in each apartment. Additional help can be purchased separately as required.

Garden

The beautiful communal gardens are for the use of residents.

Tenure

We understand the property to be leasehold for 125 years from 2004. A purchaser would need to ask their solicitor to check these details.

Ground rent

We understand this to be £475.50 per annum. A purchaser would need to ask their solicitor to check these details.

Service charge

We understand this to be £11,655.36 per annum covering the maintenance and staffing cover, cleaning and lighting of common parts, water rates, subsidised on-site catering, laundry facilities and an hour's free interior cleaning per week. A purchaser would need to ask their solicitor to check these details.

Council tax band

D

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.



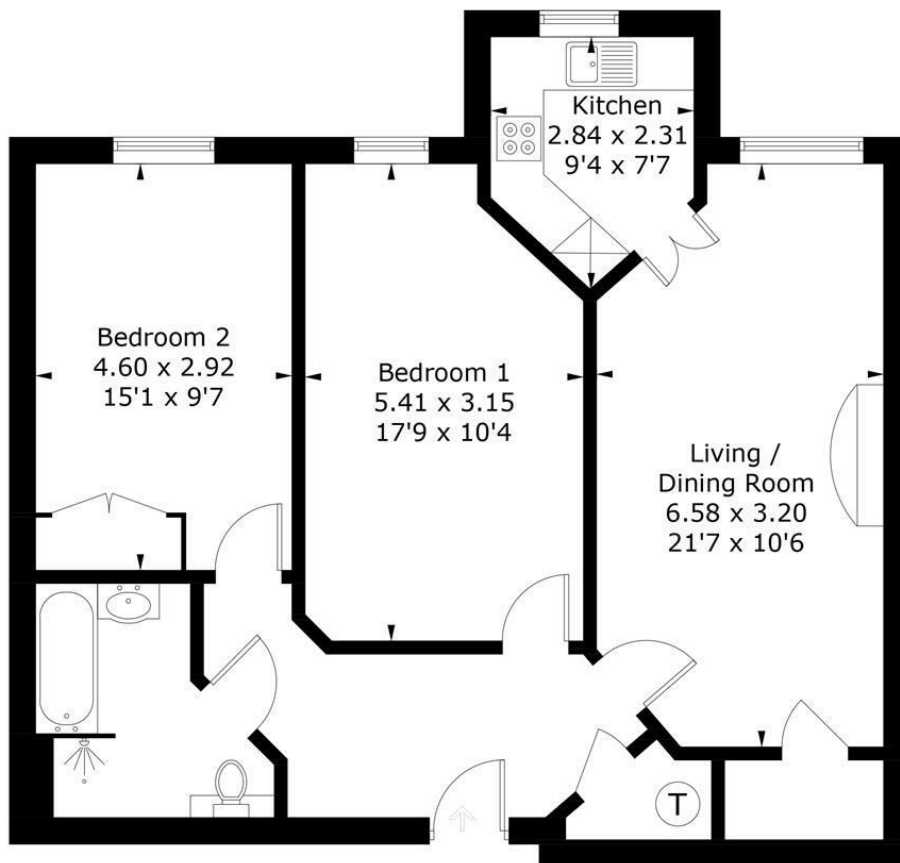
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Stockbridge Road, PO19

Approximate Gross Internal Area = 75.2 sq m / 809 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. (ID1028421)