





## 2 Rose Court, Chichester PO19 1AW

An impressive double bedroom ground floor apartment within the city walls with an extended lease



- ▶ Sunny west aspect ground floor apartment
- ▶ Resident manager and out of hours careline service
- ▶ Age restricted 60+
- ▶ Central location
- ▶ Lovely bright dual aspect sitting room
- ▶ Communal interior areas redecorated 2024
- ▶ Double bedroom
- ▶ No onward chain

A bright ground floor double bedroom retirement apartment situated in the heart of the city centre, just a few steps from the shopping precinct. The property has a delightful dual aspect sitting room with a large west facing window and a smaller north facing window overlooking the attractive communal gardens. This room is open plan to the kitchen which includes an integrated Belling electric oven, ceramic hob, cooker hood, freestanding washing machine and upright fridge freezer. There is a double bedroom and a modern shower room. The property was redecorated and new heaters and carpets were installed in 2021.

Rose Court has a resident manager and out of hours 'Careline' so twenty-four hours emergency assistance is available. All rooms have emergency pull cords. On the ground floor there is a residents' lounge and kitchen, and a lift to all floors. On the first floor there is a large landing/drawing room which provides a pleasant area to relax in. On the same floor there is a communal laundry. Parking is available on a first come first served basis, in a car barn at the rear of the building.

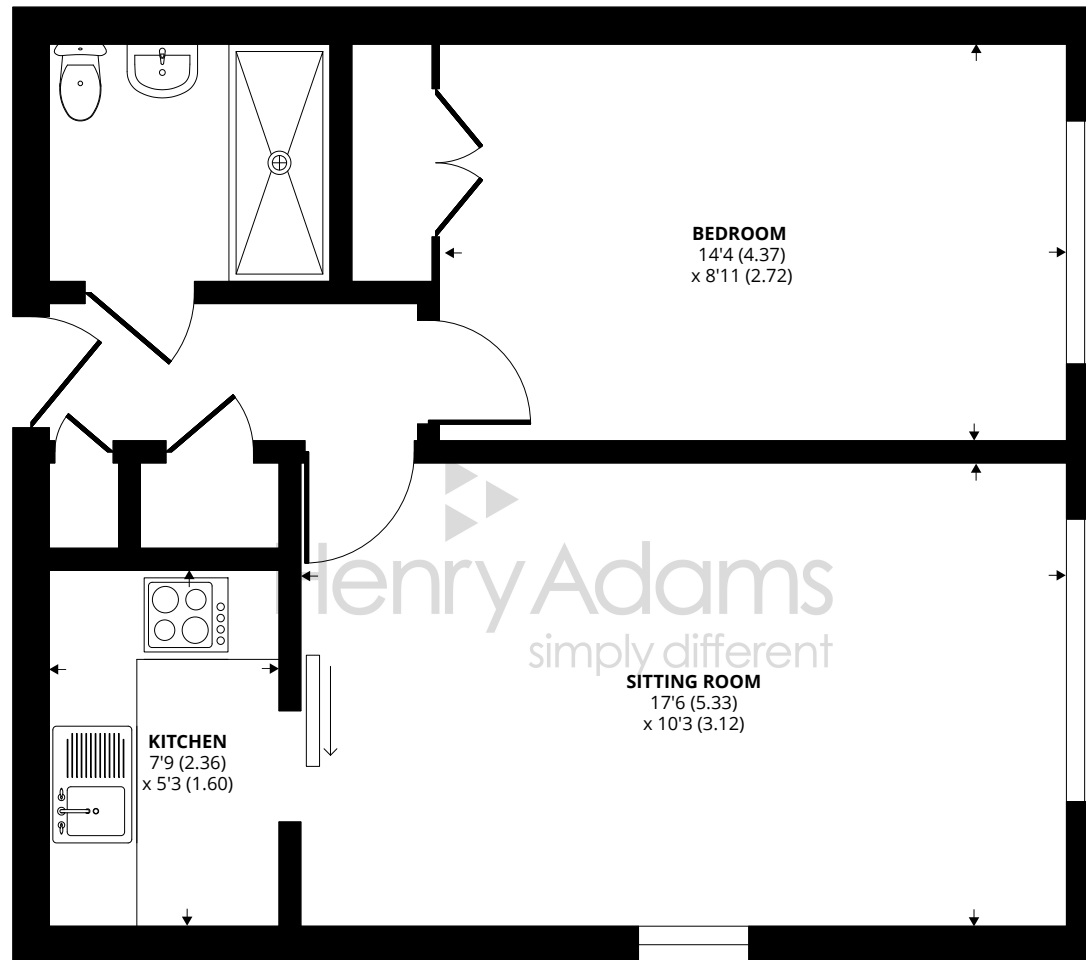
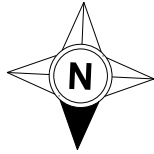
Lease: 159 years from 1st June 1983

Service charge: £5,136.84 (year ending 31.03.25)

Ground rent: £200 pa

Chichester District Council - 23/24 Tax Band C £1,977.87





**GROUND FLOOR**

Approximate Area = 461 sq ft / 42.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Located in a central position within the city walls and within easy access of the pedestrian shopping precinct. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Close by there is the library and regular bus service (outside the cathedral) to Tesco and Sainsburys. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

## Directions

Proceed on foot from the city centre cross into West Street with the cathedral on the left, turn right into Chapel Street. Follow the road north and Rose Court will be seen on the right hand side. There is a pay and display car park adjacent or covered visitors parking at the rear of the building.

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