



3 Winston Court, 20B Lavant Road, Chichester, PO19 5RG

Guide Price **£395,000**

3 Winston Court, Chichester

A spacious ground floor apartment with private garden and garage in Summersdale.

- Share of freehold
- Bright spacious ground floor apartment
- Private walled garden plus communal garden
- 24' dual aspect sitting/dining room
- Two double bedrooms
- Bathroom and separate cloakroom
- Garage and parking
- No onward chain

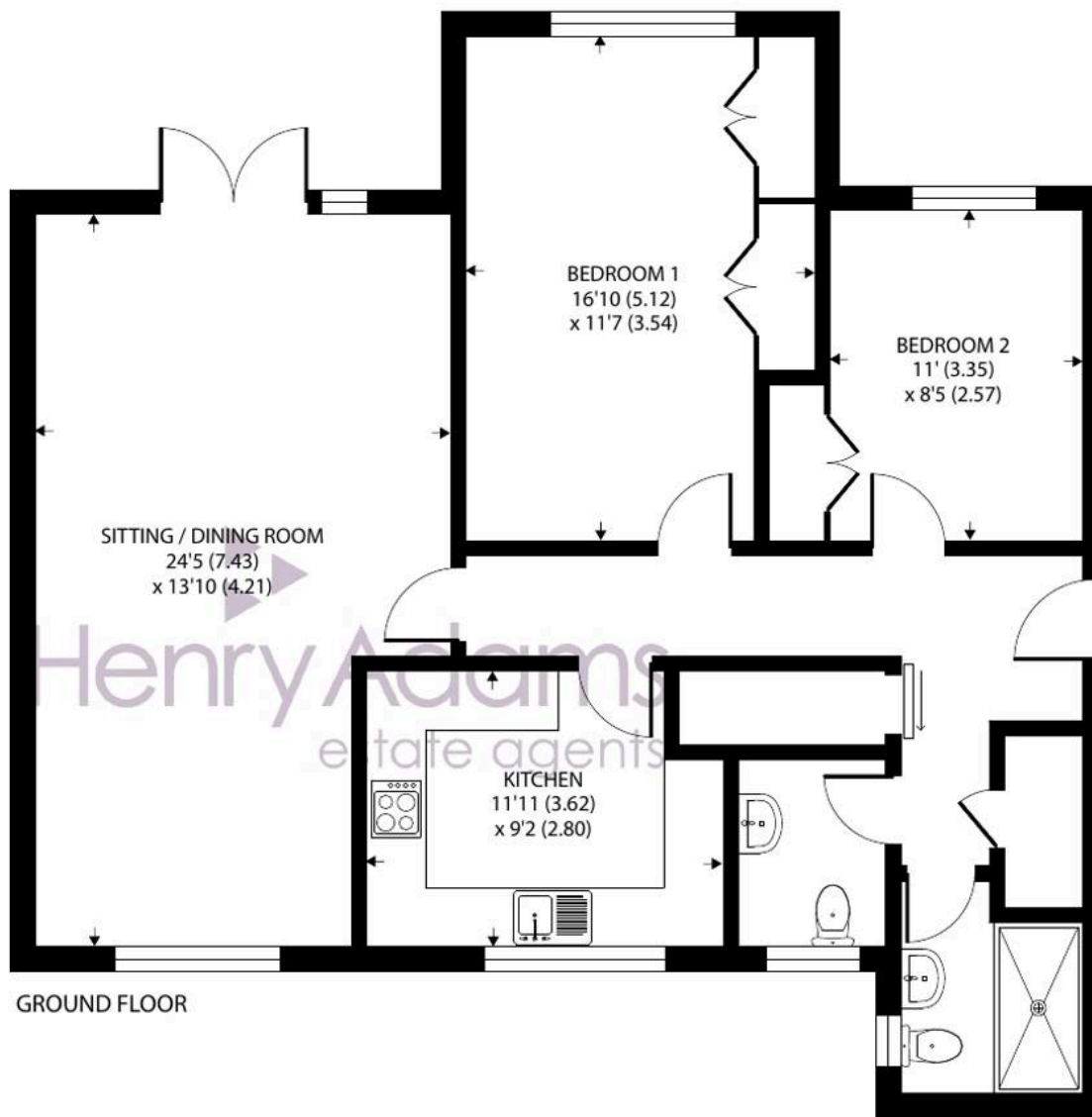
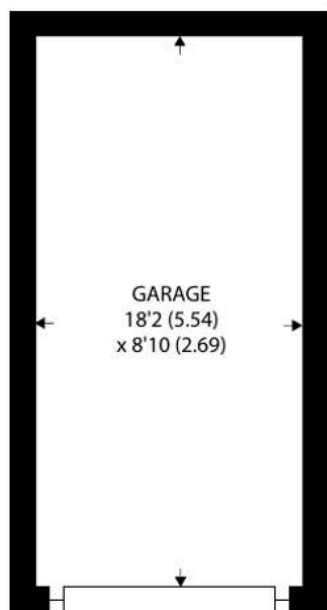
A light and spacious ground floor apartment, forming part of a small and exclusive development of just six homes in the sought-after area of Summersdale, approximately one mile north of Chichester city centre.

This impressive apartment features a private west-facing walled garden, ideal for afternoon sun and outdoor relaxation, as well as access to well-maintained communal gardens at the rear. The property is accessed via a secure entry phone system leading to a communal hallway, with a private front door opening into a welcoming entrance hall. The generous 24-foot dual-aspect sitting/dining room enjoys plenty of natural light and features French doors that open directly onto the private garden.

The fitted kitchen includes integrated appliances: a fridge, freezer, microwave/combination oven, single oven and hob, along with space and plumbing for a washing machine and dishwasher. There are two well-proportioned double bedrooms, both with built-in wardrobes. The accommodation also includes a family bathroom and a separate cloakroom for added convenience.







Approximate Area = 949 sq ft / 88.1 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1109 sq ft / 102.9 sq m

For identification only - Not to scale



Additional benefits include a private garage, residents' and visitors' parking and no onward chain, making this an ideal move-in-ready home or investment opportunity.

Lease: Balance of 125 year lease from 1st July 1985

Ground rent: Peppercorn

Service charge: £2,000 pa

Chichester District Council – 25/26 Tax Band D £2,337.06
EPC–D

Location – Nearby there is a local convenience store, doctors' surgery and pharmacy as well as a regular bus service into the city centre. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood 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. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions – From the Northgate circulatory system, proceed north up Broyle Road (A286). Pass Rousillon Park development on your right and then after The Avenue, Winston Court is approximately 200 meters on the right.
what3words – quest.bonus.cared

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

