



45 Byron Court, Stockbridge Road, Chichester, PO19 8ES

Guide Price **£180,000**

45 Byron Court, Chichester

A spacious retirement apartment with vacant possession.

- Age restricted second floor flat
- Two double bedrooms
- Vacant possession
- New carpets
- Attractive communal gardens
- 24 hour house manager

This second floor apartment offers comfortable, low-maintenance living which benefits from two double bedrooms, a well-appointed kitchen and a sitting/dining room. The bath/shower wet room adds convenience, while brand new carpets provide a fresh, updated feel throughout.

Offered with vacant possession, this property is ready for immediate occupancy. Residents benefit from the reassurance of a 24-hour on-site manager, access to a serviced restaurant and a variety of excellent communal facilities, providing an ideal balance of independence and support within a welcoming community. The service charge covers the cleaning of communal areas as well as one hour of domestic assistance per week for each apartment. The development features beautifully maintained communal gardens and resident's parking.

Tenure: We understand the property to be leasehold for 125 years from 2003

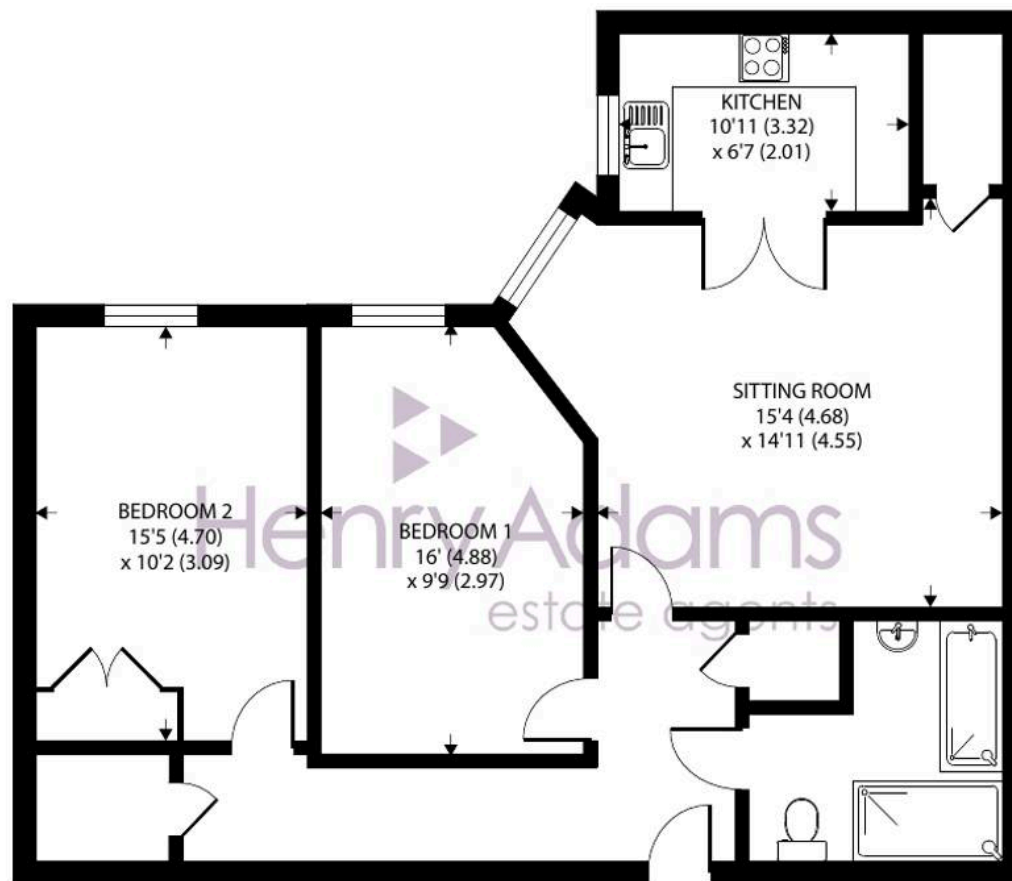
Ground Rent: £475 per annum

Service charge: £12,000 (approx.)

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







SECOND FLOOR

Byron Court, Stockbridge Road, Chichester, PO19

Approximate Area = 893 sq ft / 83 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1369755

Location – Located close to the city centre, bus and railway station. The cathedral city of Chichester offers excellent high street shopping, library, many fashionable restaurants, cafes and bars and Festival Theatre. 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 – From the railway station, proceed south over the level crossing and Byron Court is approximately 0.2 of a mile on the left. what3words – grant.stage.result

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.

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