



15 Brampton Court, Stockbridge Road, Chichester, PO19 8PD

Guide Price £75,000 - Leasehold

15 Brampton Court, Chichester

An inviting first floor retirement apartment close to the city centre.

- West facing first floor retirement apartment
- Double bedroom
- Shower room
- Lift to all floors
- Communal gardens
- House manager
- Residents' lounge
- Laundry room
- Guest suite
- Vacant possession

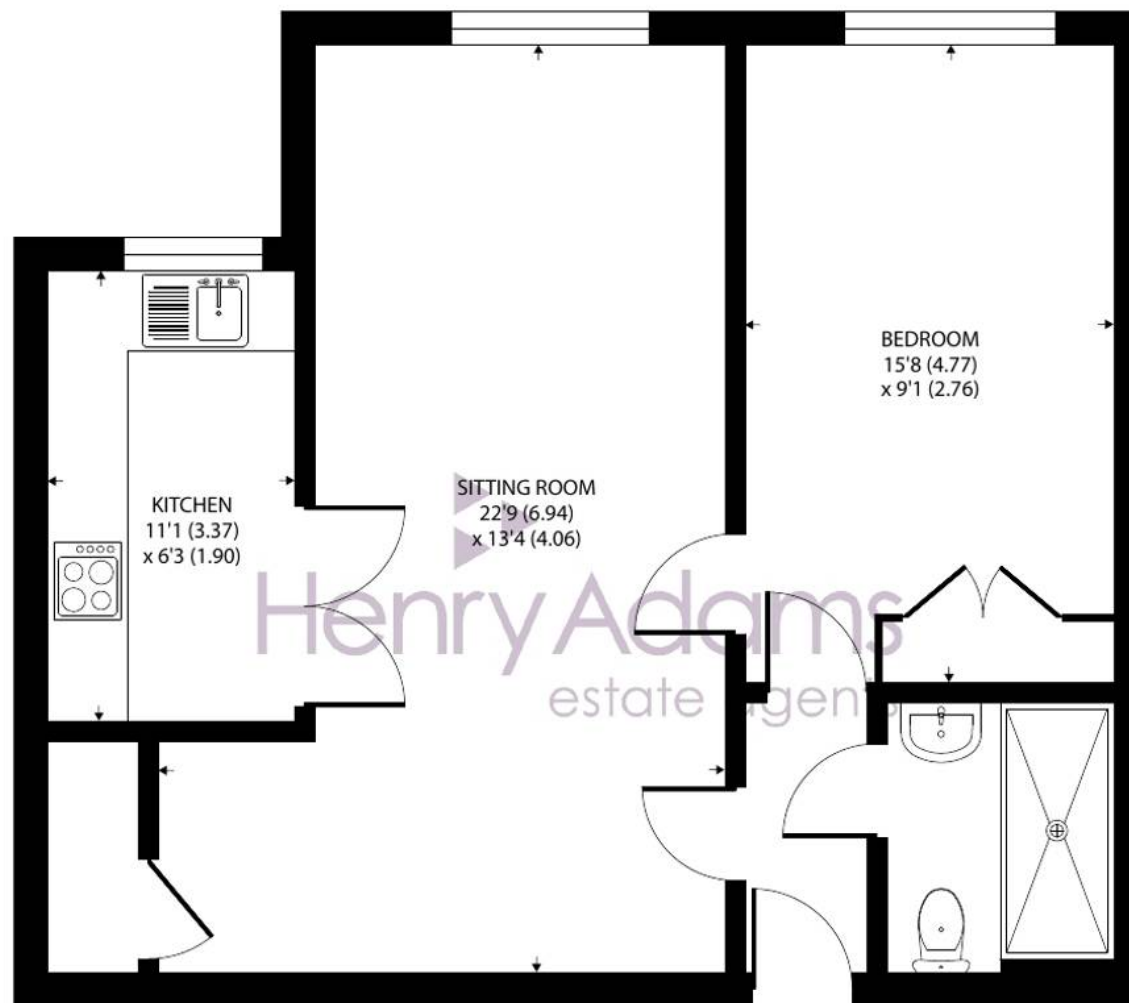
This impressively presented one-bedroom retirement property is located on the first floor of a well-maintained development, conveniently close to the city centre and mainline train station.

The accommodation includes an entrance hall, a comfortable double bedroom, a modern shower room/WC, a spacious sitting/dining area with a useful storage cupboard, and a well-equipped kitchen providing everything needed for day-to-day living.

For peace of mind, the property is fitted with 24-hour Appello emergency pull cords in every room, ensuring help is always close at hand. Residents benefit from access to attractive communal gardens, perfect for relaxation and gentle exercise. The development also offers excellent shared amenities, including a laundry room and a welcoming communal lounge, ideal for socialising and building friendships with fellow residents. This charming retirement apartment perfectly combines comfort, security, and a warm sense of community, an ideal place to enjoy later living.







FIRST FLOOR

Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale



Leasehold - 125 years from 2000

Ground Rent - £724.26 pa

Service Charge - £3200 approx

Pets - Both cats and dogs are generally accepted (subject to terms of lease and landlord permission)

Chichester District Council - 25/26 Tax Band B £1,817.22
EPC-B

Location - The property stands in a convenient position within walking distance of Chichester city centre. It is just across from the railway station which has services along the coast and also to London Victoria. In Chichester a full range of facilities includes shops, restaurants, The Festival Theatre and Pallant House Gallery. Chichester occupies an enviable position being six or seven miles from the coast with beaches around the Witterings, whilst in the other direction is the open countryside of The Downs and the sporting and other activities at Goodwood.

Directions - From Southgate in Chichester, proceed in a southerly direction over the level crossing (adjacent to railway station) and Brampton Court will be seen immediately on your left hand side. What3words - doors.tolls.names

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

