



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

Guide Price **£85,000**

49 Byron Court, Chichester

Spacious second floor retirement apartment with vacant possession.

- Lift to all floors
- Sitting/dining room
- Kitchen
- Two bedrooms
- Bath/shower room
- Night storage heating
- Attractive communal gardens
- Vacant possession

Nestled on the second floor of a quiet retirement complex, the accommodation offers a peaceful sanctuary for those seeking a comfortable and convenient living space. There is a lift to all floors.

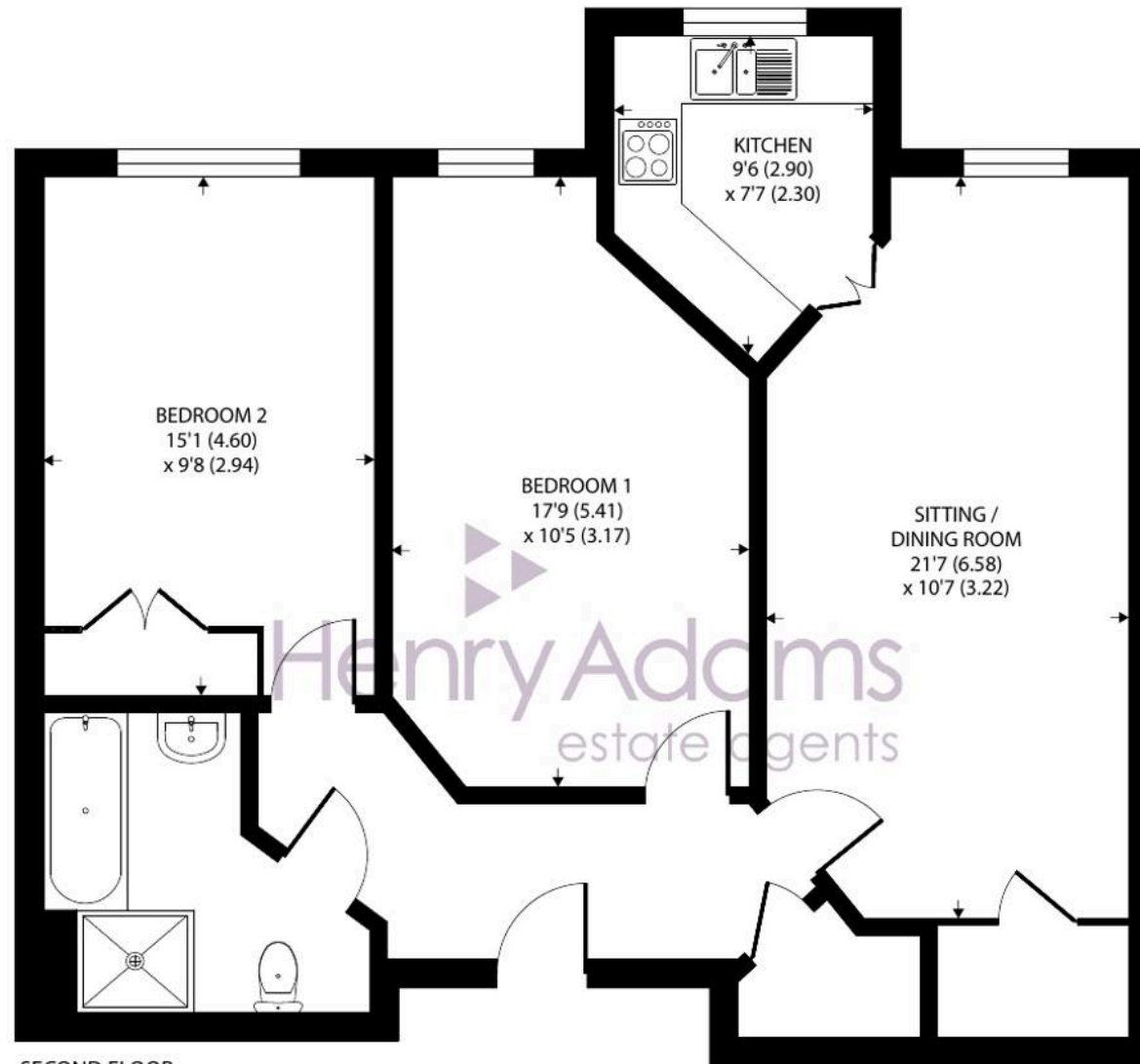
The property boasts a spacious sitting/dining room with double doors leading into a well-appointed kitchen. There are two bedrooms and a bathroom complete with bath and shower, providing residents with modern comfort and convenience. With night storage heating installed throughout, the flat ensures warmth and comfort during the colder months. The apartment has been recently re-decorated, re-carpeted and the wet room has been refurbished.

Embracing a communal living ethos, the property enjoys access to beautifully kept communal gardens, allowing residents to soak in the tranquillity of the surroundings. Ideal for those looking to downsize without compromising on quality, this retirement property offers a secure and serene environment for its inhabitants.

Lease: 125 years. End date 01/ 01/ 2129 (103 years remaining). Service Charge: Approximately £12,000 pa. Ground Rent: 475 pa







SECOND FLOOR

Approximate Area = 791 sq ft / 73.4 sq m

For identification only - Not to scale



Offered with vacant possession, this property is ready for immediate occupancy. Residents benefit from the reassurance of a 24/7 on-site manager, access to a restaurant where you can pre order daily meals 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.

Chichester District Council - 25/26 Tax Band D £2,337.50
EPC-C

Location - Located close to the city centre, bus, railway station and opposite Chichester gate complex where there are various amenities. The cathedral city of Chichester offers excellent high street shopping, library, many fashionable restaurants, cafes and bars and Chichester 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 Southgate in Chichester, proceed in a southerly direction over the level crossing (adjacent to railway station) and over the traffic lights. Byron Court is a short distance along on the left. What3words - lunch.audit.sudden

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

