



The Maltings, Chichester, PO19 3DW
Price Guide £115,000



This one bedroom first floor retirement apartment is ideally located close to the centre of the Cathedral City of Chichester, with its mainline railway station (London one half hours away), Pallant House Gallery, Chichester Festival Theatre are walking distance. Goodwood lies approximately 3 miles to the north with its famous racecourse. It has the benefit of a house manager, residents lounge, communal gardens, lift, alarm cord system in rooms and laundry facilities.

VACANT POSSESSION

Council Tax band C

LEASEHOLD Remainder of 99 year lease from 1985

Ground Rent £200 pa from 1st January

Service Charge £2826 pa to December 2023

ENTRANCE HALL

Large walk in storage cupboard with slatted shelving and housing hot water cylinder and electric meters.



LIVING ROOM

17'10" x 10'7" (5.44 x 3.23)

Window to front elevation.



KITCHEN

6'9" x 5'6" (2.08 x 1.68)

Immediately off the living area. Built in electric oven, inset hob, stainless steel sink, range of wall mounted cupboards and base units. Half tiled surrounds.



BEDROOM

14'6" x 8'9" (4.44 x 2.67)

Double room with window to front. Range of built in wardrobes to one wall and corner.



BATHROOM

6'9" x 5'6" (2.06 x 1.68)

Fully tiled comprising bath with shower above, vanity sink wash handbasin, low level WC. Electric radiator and wall mounted heater.



OUTSIDE & GENERAL

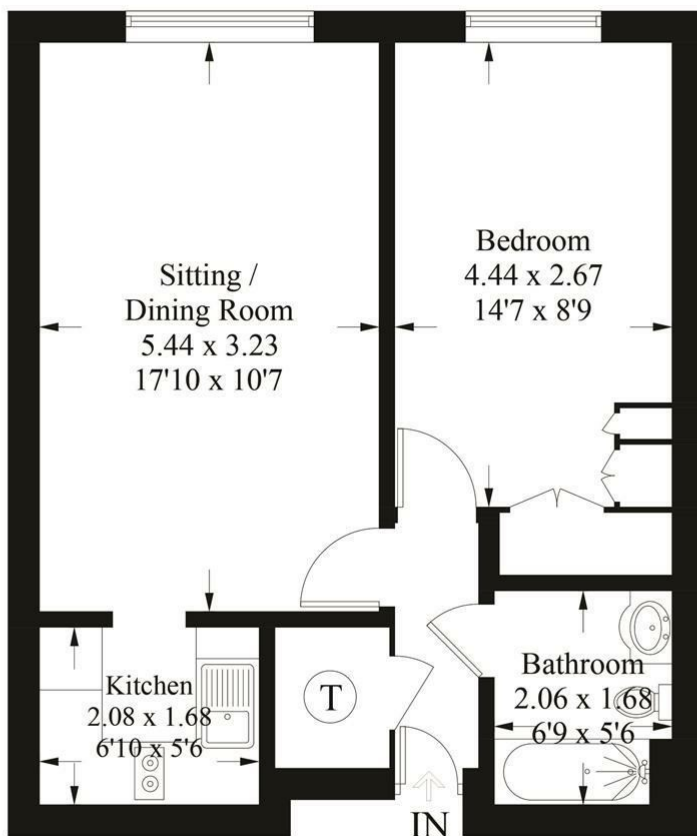
Communal gardens and residents parking. Close to the centre of the Cathedral City of Chichester.



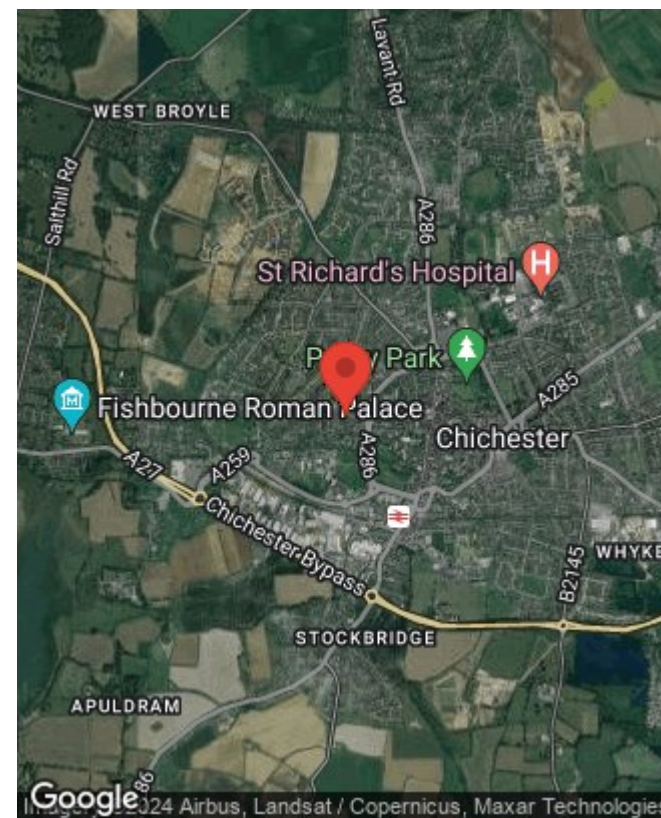


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Approximate Gross Internal Area = 43.5 sq m / 468 sq ft



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice. Not to scale. Created by Enzo Marketing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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