



13 Riverside | Chichester | PO19 7LP

Guide Price £115,000

Leasehold



hancock

Lettings & Estate Agents

Riverside | Chichester | PO19 7LP

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- No Onward Chain
- Close to the town centre
- No onward chain
- Sold As Seen
- Council Band B
- Scope for improvement
- Communal gardens
- Ground floor flat
- No Investors
- 125 Years Lease

A one bedroom ground floor flat situated in the popular Riverside area, offering an excellent opportunity for buyers seeking a full refurbishment project.

The property comprises a spacious living room, separate kitchen, double bedroom and bathroom. In need of complete modernisation throughout, the flat provides a blank canvas for a buyer looking to create a home to their own specification.

Riverside is a well-established residential cul-de-sac located within close proximity to Chichester city centre, offering a range of shops, restaurants and local amenities. The area also benefits from nearby green spaces and riverside walks, combining convenience with a pleasant setting.

Further benefits include access to pretty communal



what3words ///

youth.hero.intro



gardens, providing an attractive outdoor space for residents to enjoy.

The property is offered with no onward chain and is ideally suited to buyers looking for a renovation project.

Additional information:

Tenure: Leasehold

Remaining Years : 125 years

Service Charge : Approx £1941.31 per annum.

Ground Rent : N/A

Broadband : Up To 1000mbps

Council Band : B

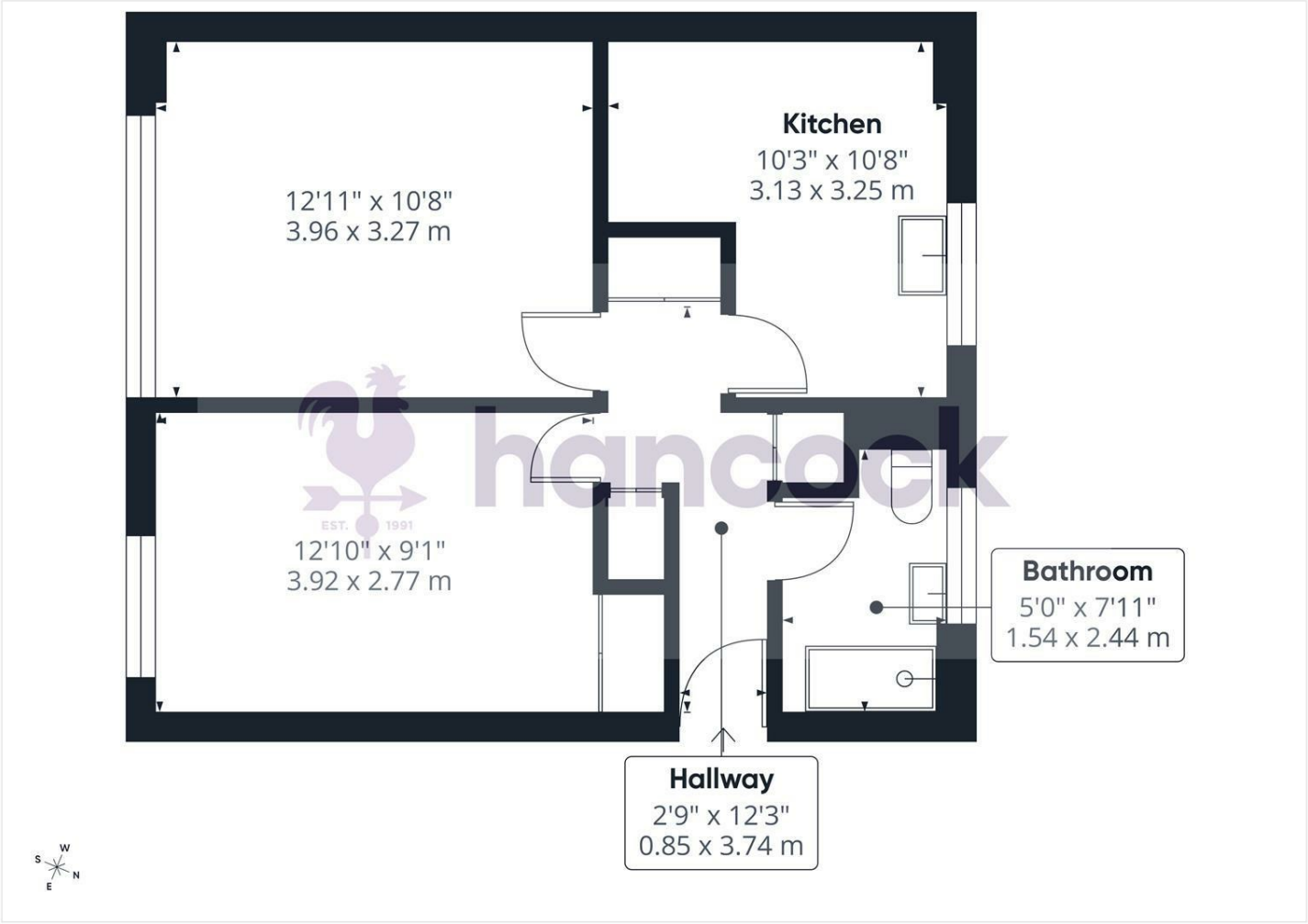
Mobile : Outstanding- Vodafone; Good - EE and O2;
Okay - Three

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	48	
England & Wales	EU Directive 2002/91/EC	



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