



**Bell & Blake**  
SALES & LETTINGS

Flat 33 Rose Court, St Cyriacs, Chichester, West Sussex PO19 1AW

Asking Price £125,000

## Flat 33 Rose Court, St Cyriacs, Chichester, West Sussex PO19 1AW



- › Over 60's
- › Walking distance to city centre
- › Communal Facilities
- › Public transport links nearby
- › Second floor flat
- › Modern fitted Kitchen
- › Recently updated double glazed windows
- › Lift access to all floors

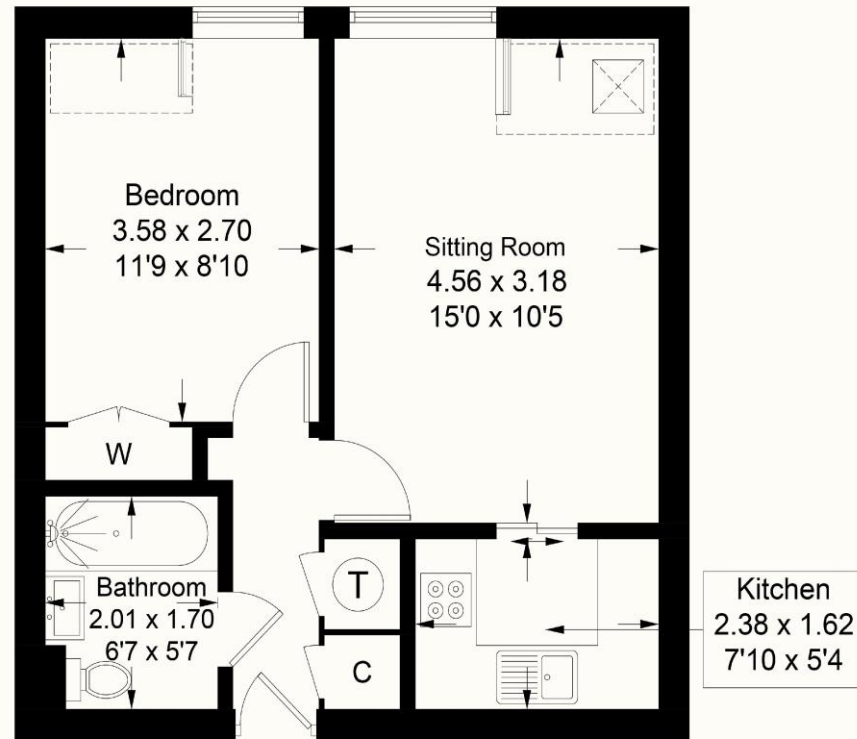
Discover the comfort and convenience of retirement living at Flat 33, St. Cyriacs. This delightful one-bedroom flat which is serviced by a lift is situated on the second floor of a well-managed retirement complex, in a quite location just a stone's throw away from the city centre. Designed for ease and accessibility, the flat features a spacious living area, a cosy bedroom, recently re-fitted bathroom, and a modern kitchen. Residents can enjoy the communal areas, perfect for socializing and relaxation. With the city centre shops, restaurants and public transport links nearby, Flat 33, St. Cyriacs offers the ideal blend of urban living and community spirit.

Council Tax Band: B



## St. Cyriacs

 = Reduced headroom below 1.5m / 5'0



## Second Floor

Approximate Gross Internal Area = 38.2 sq m / 411 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

[SussexPropertyPhotographer.co.uk](http://SussexPropertyPhotographer.co.uk)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

## Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. There are many attractions around Chichester including the Goodwood Estate only a 10 minute drive from the City Centre with the likes of the Motor Circuit & Race Course holding events throughout the year. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services taking you from Brighton to Portsmouth and everywhere in between.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.epc4u.com		