



2 Clifton Court, Cherry Orchard Road | Chichester | PO19 8GX

Guide Price £120,000

Leasehold



hancock

Lettings & Estate Agents

Flat 2

Cherry Orchard Road | Chichester

| PO19 8GX

Guide Price £120,000

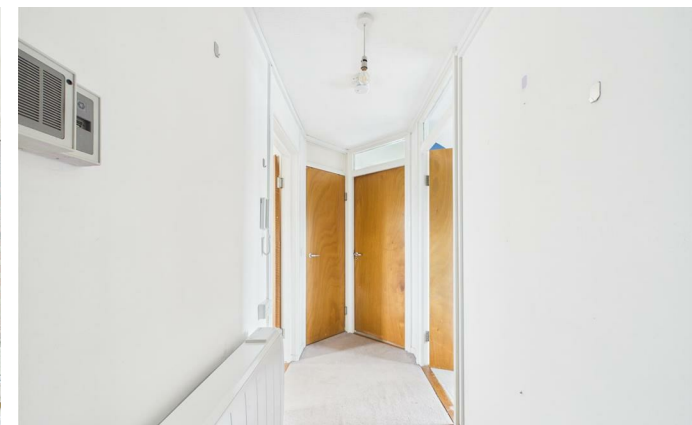
- No Onward Chain
- Ground Floor Flat
- One Bedroom
- EPC E
- Leasehold
- Close Proximity Of Train Station
- Council Band B
- New 125 Year Lease

No Onward Chain - First Year Service Charge paid via seller.

Situated on the ground floor of this well-positioned development, this one-bedroom flat offers well-proportioned accommodation and the added benefit of private outside space.

The property comprises an entrance hallway leading through to a spacious double bedroom, a bathroom, and a versatile living/dining room providing ample space for both relaxation and entertaining. From the living area, there is direct access to the private rear patio. The separate kitchen is conveniently located off the main living space and offers a practical layout for everyday living.

Outside, the property benefits from a private rear patio,



what3words ///

cover.found.cook



ideal for enjoying outdoor dining or relaxing during the warmer months, together with a useful external storage shed.

Location

Cherry Orchard Road is conveniently situated within easy reach of Chichester city centre, offering an excellent range of shops, restaurants, cafés and leisure facilities. The property is also well placed for access to Chichester Festival Theatre, the city's historic cathedral, and the mainline railway station, which provides services to London Victoria. The nearby A27 offers convenient road links to Brighton, Portsmouth and the wider South Coast, while the beautiful beaches of West Wittering and the South Downs National Park are both within easy driving distance.

Additional Information :

Tenure : Leasehold

Years Remaining : 125 Years

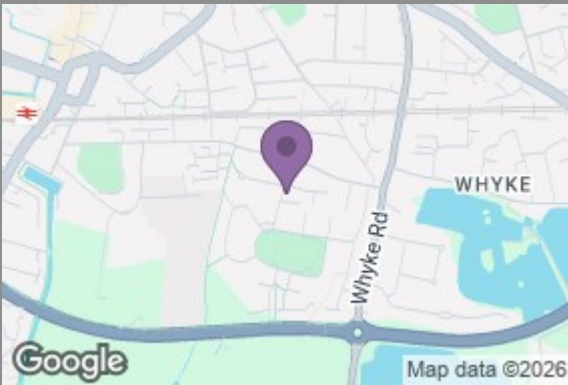
Service Charge : £2411.28

Ground Rent : N/A

Broadband : Up To 5500mbps

Mobile : Good - Three, O2, Vodafone, EE

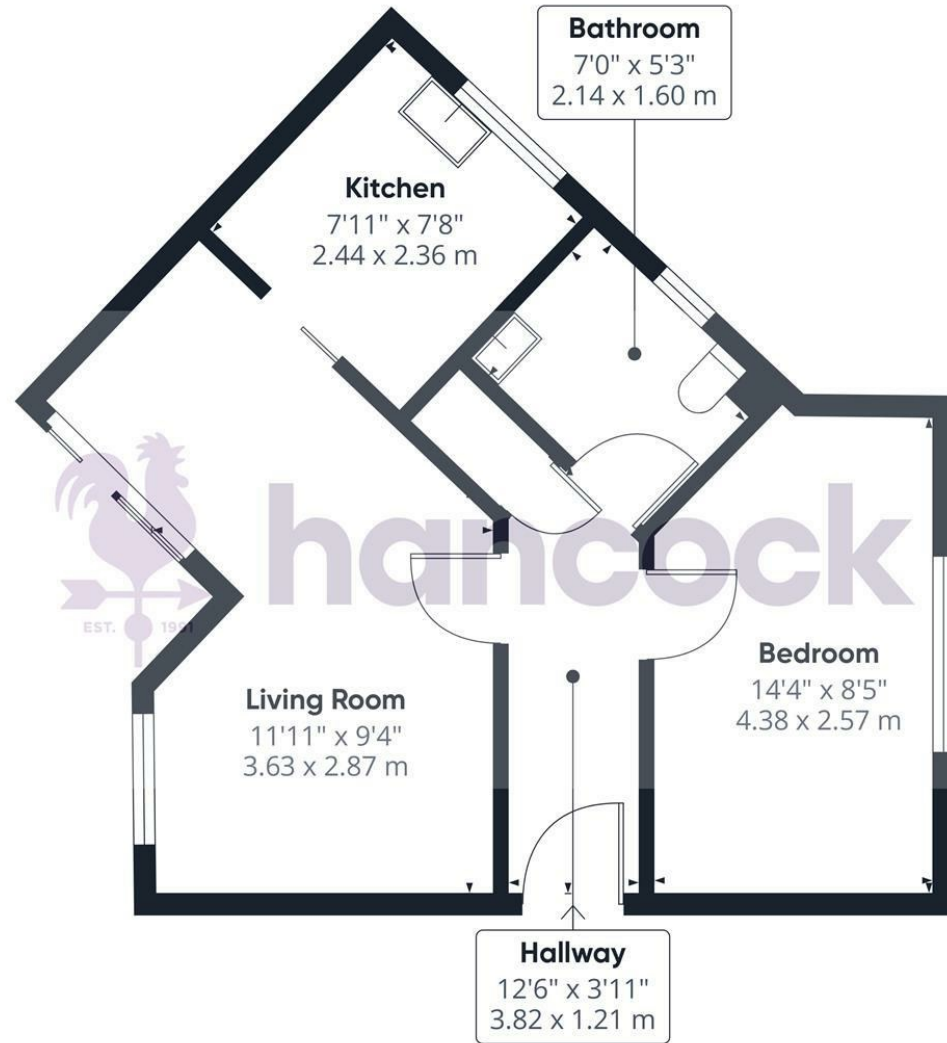
Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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