

Bell & Blake
SALES & LETTINGS

39 The Maltings, Henty Gardens, Chichester, West Sussex PO19 3DW

Asking Price £145,000

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- Westerly aspect
- 2 Bedroom
- First floor with lift
- Lounge diner
- Kitchen with window and views towards the cathedral
- Modern electric panel heaters
- Walking distance to the city centre
- Age restriction 60+ for women, 65+ for men.





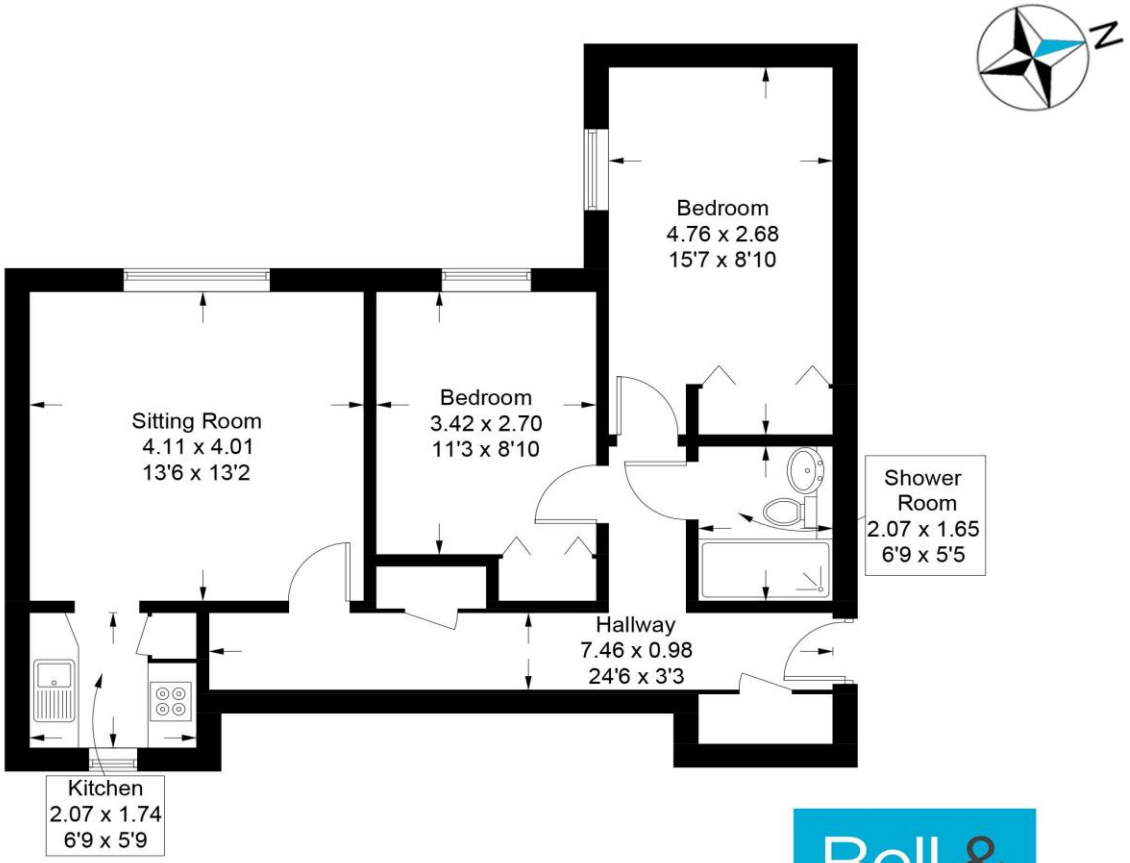
Located just a short flat walk from the city centre and cathedral, is this beautifully presented 2 bedroom first floor retirement apartment. The property boasts a westerly aspect lounge diner, a modern fitted kitchen with window, with views towards the cathedral, 2 double bedrooms, entrance hall with study recess, modern electric panel heaters and a shower room with walk-in shower. There is a house manager, guest room, communal lounge, laundry room and communal gardens. Age restricted to 60+ for women and 65+ for men.

The property is located near Chichester city centre, which boasts an array of facilities including shops, restaurants, mainline railway station, bus station, Goodwood, Festival theatre, galleries, hospital and more. It is around 6 miles to the coast and the sandy beaches of West Wittering and The South Downs National Park is just north of Chichester.

Council Tax Band: D

The Property Ombudsman

The Maltings



Approximate Gross Internal Area = 61.5 sq m / 662 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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

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 competition. 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.



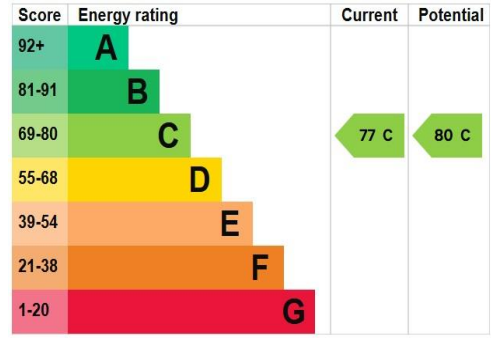











Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
77 C
80 C