

42 Brampton Court, Stockbridge Road, Chichester, PO19 8PD

Guide Price **£100,000**

42 Brampton Court

Chichester

- Garden flat
- Age restricted
- One double bedroom
- Walk-in wardrobe and en-suite
- Chain free
- Viewing recommended

Situated in a convenient location, close to the city centre and a wide range of local amenities and transport links, this larger-than-average, ground-floor apartment offers spacious and well-appointed accommodation.

The property benefits from a sitting room, separate kitchen, a generous double bedroom with walk-in wardrobe and en-suite facilities, together with an additional shower room/WC.

Residents can enjoy a range of communal amenities, including beautifully maintained communal gardens, residents' parking and a residents' lounge. The development also benefits from the services of an on-site house manager and is age-restricted, providing a comfortable and convenient living environment.

Offered to the market with vacant possession, this property presents an excellent opportunity for those seeking spacious, ground-floor accommodation within easy reach of the city centre.

Chichester District Council - 26/27 Tax Band B £1,938.33 EPC-C

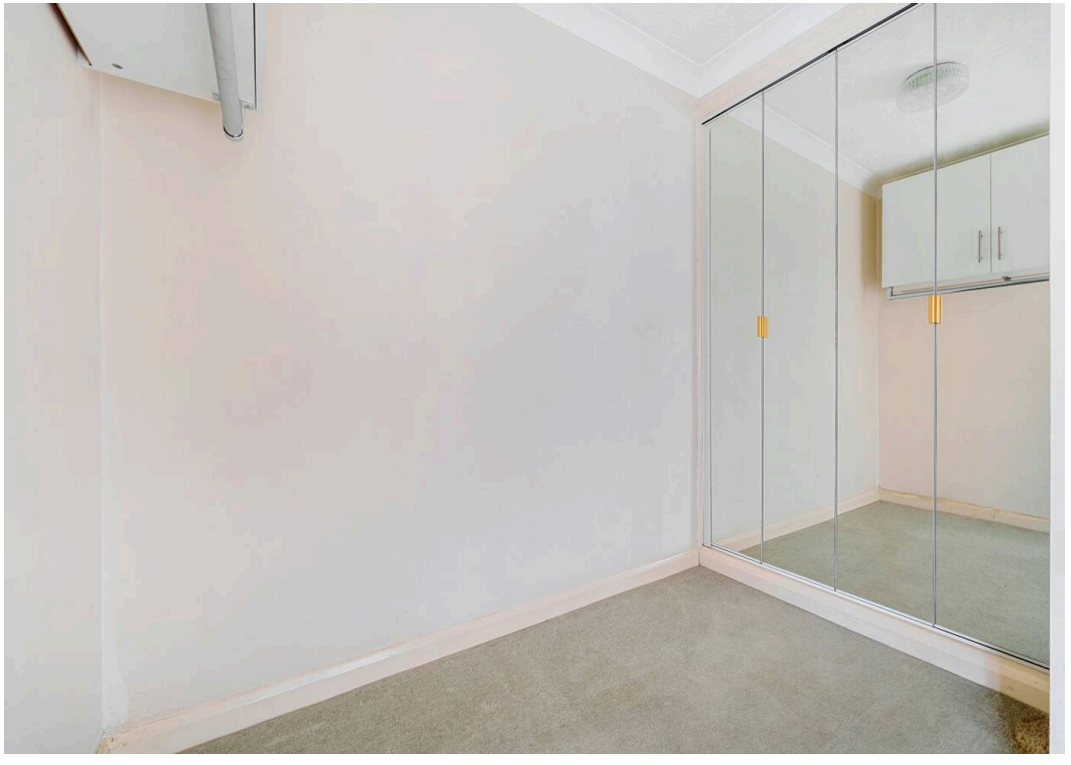
















Approximate Area = 680 sq ft / 63.2 sq m

For identification only - Not to scale

Location - The property stands in a convenient position within walking distance of Chichester City centre. It is just across from the railway station which has services along the coast and also to London Victoria. In Chichester a full range of facilities includes shops, restaurants, The Festival Theatre and Pallant House Gallery. Chichester occupies an enviable position being six or seven miles from the coast with beaches around the Witterings, whilst in the other direction is the open countryside of The Downs and sporting and other activities at Goodwood.

Directions - From Southgate in Chichester, proceed in a southerly direction over the level crossing (adjacent to railway station) and Brampton Court will be seen immediately on your left hand side. What3words - doors.tolls.names

Leasehold – 125 year lease granted 01/08/2000

Service charge – £3,262 pa

Ground Rent - £652 pa

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk





