



35 Byron Court, Stockbridge Road, Chichester, PO19 8ES

Guide Price **£79,950**

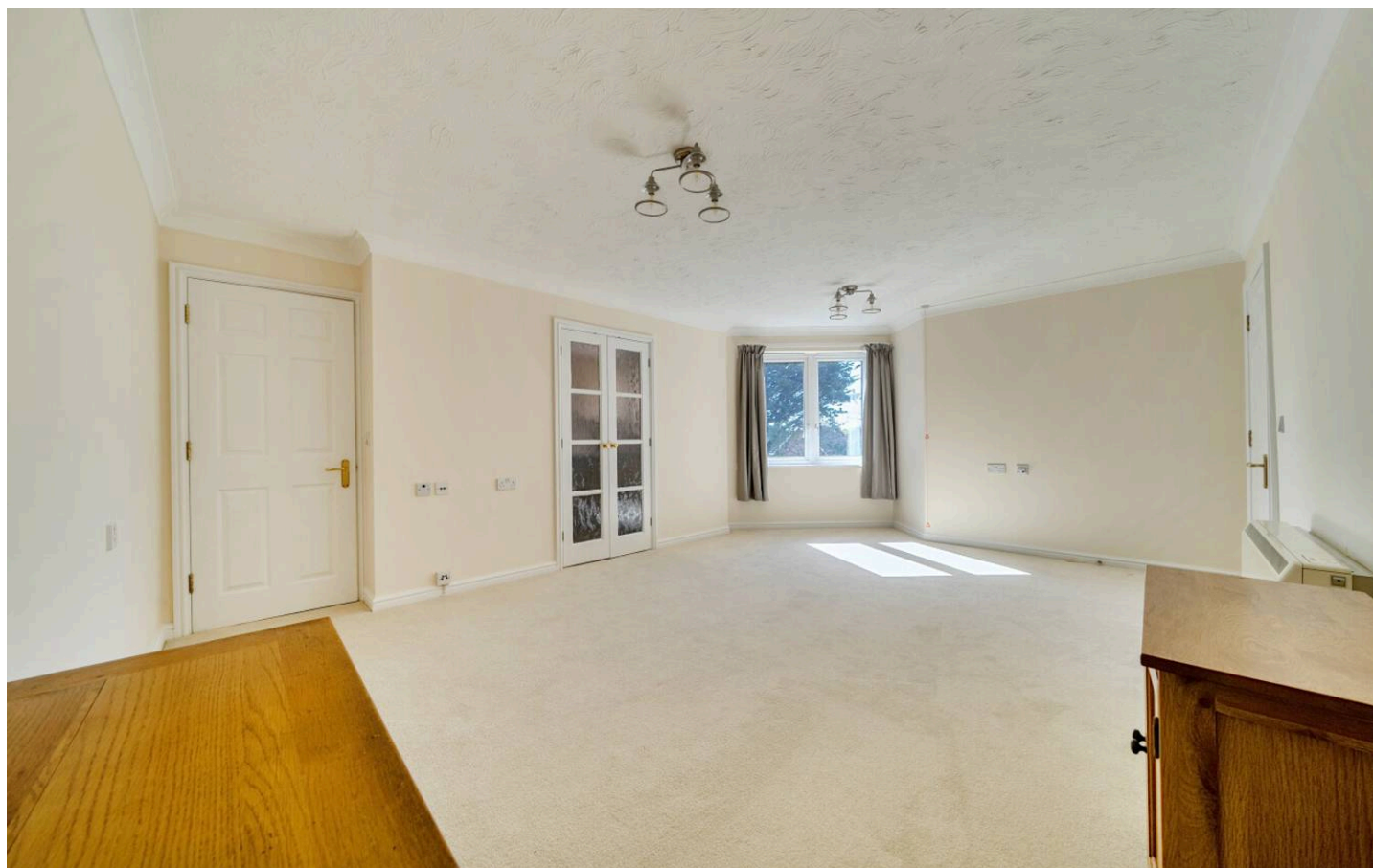
35 Byron Court, Chichester

Bright apartment offering pleasant aspect.

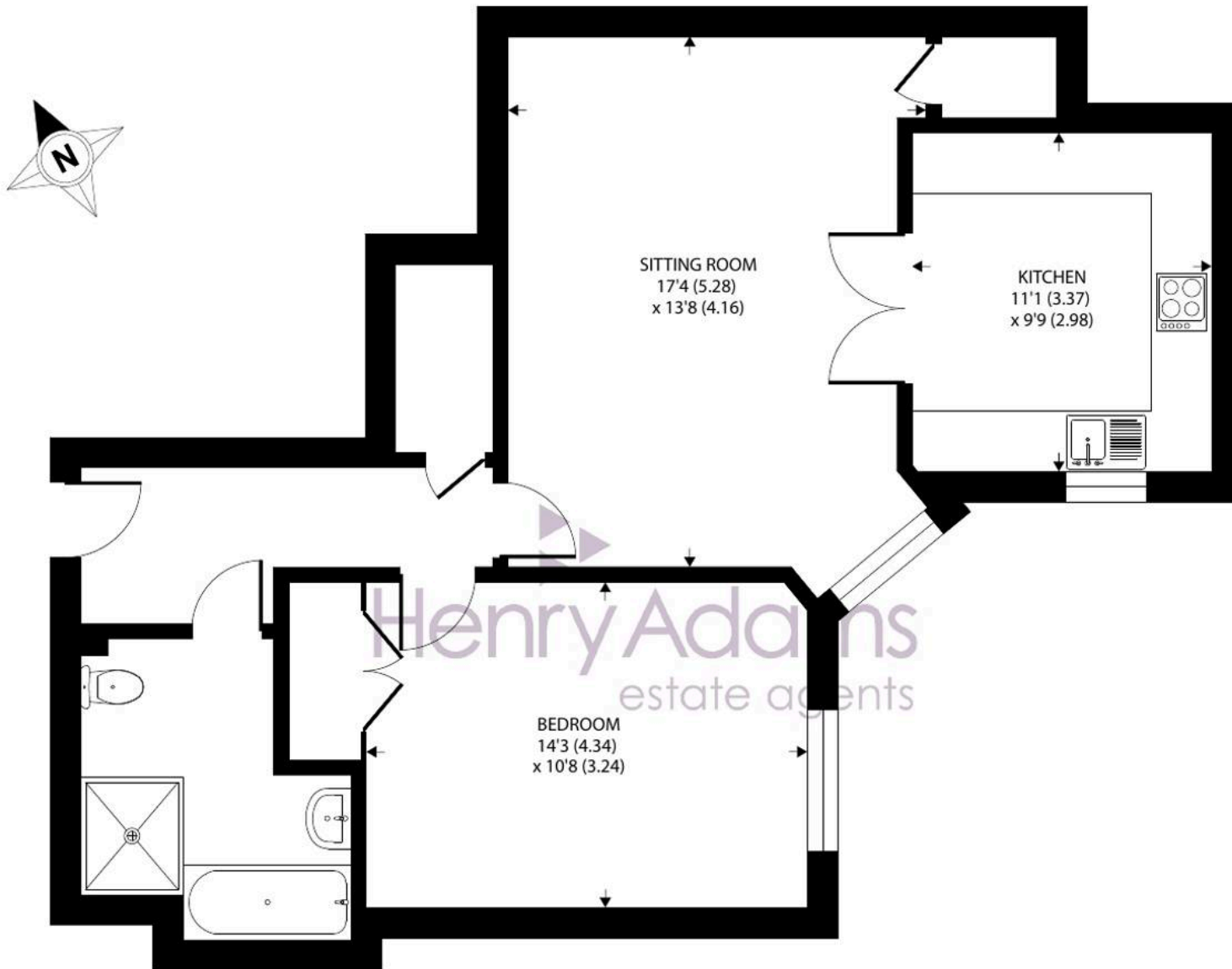
- Second floor
- Retirement
- One double bedroom
- Redecorated and new carpets
- Comprehensive communal facilities
- 24 hour house manager
- Chain free

Set on the second floor, this bright retirement apartment offers comfortable and low-maintenance living in a welcoming community setting. The spacious sitting room enjoys pleasant views over the beautifully maintained communal gardens, while the separate kitchen is thoughtfully arranged for convenience. The property features a generous double bedroom and a bathroom/wet room and has been recently redecorated throughout with new carpets, creating a fresh and inviting interior.

Residents benefit from an excellent range of on-site communal facilities, including a subsidised restaurant, social lounge, attractive landscaped gardens and convenient parking. Ideally located close to transport links and a variety of local amenities, everything you need is within easy reach. With the added reassurance of a 24-hour house manager and the advantage of being offered chain free, this apartment represents an ideal opportunity for a relaxed and secure retirement lifestyle.







SECOND FLOOR

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Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Henry Adams. REF: 1440589

Lease: 125 years granted from 01/01/ 2004

Maintenance Charge: £9,039.73 pa

Ground Rent: £810 pa

Chichester District Council - 26/27 Tax Band C £2,215.25
EPC-C

Location - Located close to the city centre, bus, railway station and opposite Chichester gate complex where there is various amenities such as cinema and gym. The cathedral city of Chichester offers excellent high street shopping, library, many fashionable restaurants, cafes and bars and Chichester Festival Theatre. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

Directions - From the railway station, proceed south over the level crossing and Byron Court is approximately 0.2 of a mile on the left. what3words - grant.stage.result

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

