

Flat 2, 229 Oving Road, Chichester, PO19 7EJ



- 1 Bedroom/Studio
- Basement apartment
- Modern fitted kitchen area
- New 999-year lease
- Close to City centre



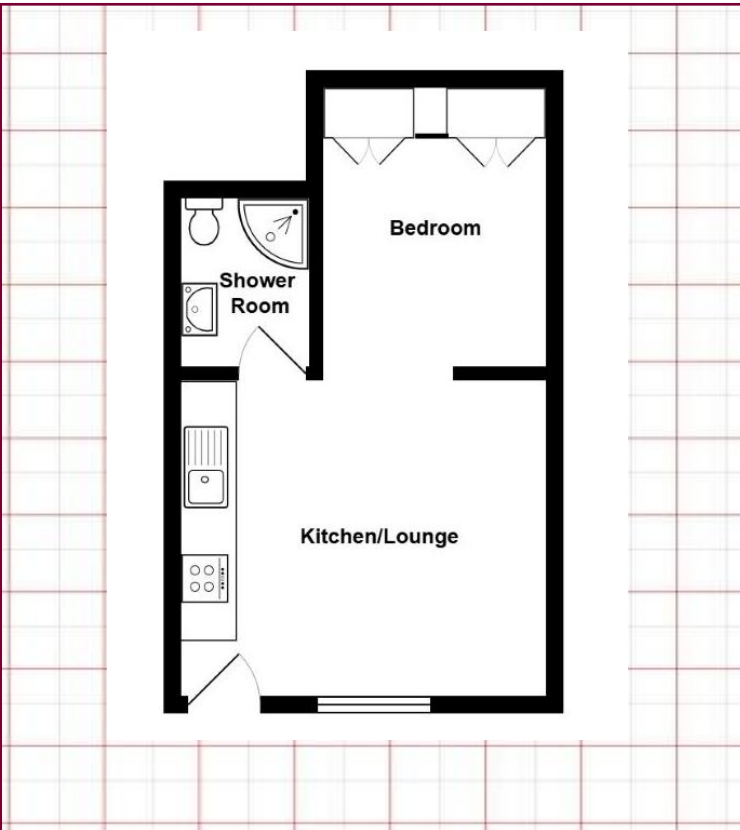
What the agent says ...

Redecorated and prepared for sale in 2026 is this delightful 1 bed/studio apartment located just half a mile from Chichester City centre.

Ideal for a single occupier that works in Chichester or uses trains and buses, the accommodation comprises a main studio with kitchen, a comfortable bedroom area with very large, fitted wardrobe and a shower room with quadrant shower, WC and vanity wash basin.

A fitted oven, hob and recycler are remaining and the incumbent chattels comprising washing machine, fridge, 2-seater sofa (new), table and chairs, plus a double bed with storage are all available should the purchaser wish to have them.

The property has a small, private courtyard area to the front.



Accommodation

Kitchen/Lounge - 3.92m x 3.58m (12'10" x 11'8")

Bedroom area - 3.16m x 2.54m (10'4" x 8'4")

Shower Room - 1.51m x 1.91m (4'11" x 6'3")

Material Information

Council Tax: Chichester District Council Band A

Property Type: 1 Bedroom/Studio

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric, underfloor

Broadband: ADSL

Parking: On-street, permit

Restrictions: None

On 07/07/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16mbps	1mbps	
Superfast	✓	76mbps	20mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarks Website for further details

Lease Details

The seller is the current Freeholder and will be creating a brand new 999 year lease ready for completion. The Freehold will be transferred into a Residents Management Company and the leaseholder will be a member of that company. Ground Rents will be set to 'peppercorn', and maintenance will be a 1 seventh contribution to the buildings expenses. Insurance contributions are approx £220 per annum. Maintenance is yet to be formally set, but is expected to be in the region of £1200 per annum including the insurance premium.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarks in the particulars as being factually accurate. Clarks do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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