



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

Guide Price **£75,000**

26 Byron Court, Chichester

- Chain free
- First floor retirement flat
- Overlooking communal gardens
- Two double bedrooms
- Comprehensive facilities
- Close to amenities
- Viewing recommended

A well-presented first-floor retirement apartment enjoying delightful views over attractive communal gardens, ideally situated within easy reach of local amenities and the city centre.

Designed for comfortable and secure living, the accommodation comprises a sitting room, fitted kitchen, two double bedrooms, and a modern bath/shower wet room.

Residents benefit from an excellent range of on-site facilities, including a residents' lounge, beautifully maintained communal gardens, parking, a restaurant serving subsidised lunches, and the reassurance of a 24-hour house manager.

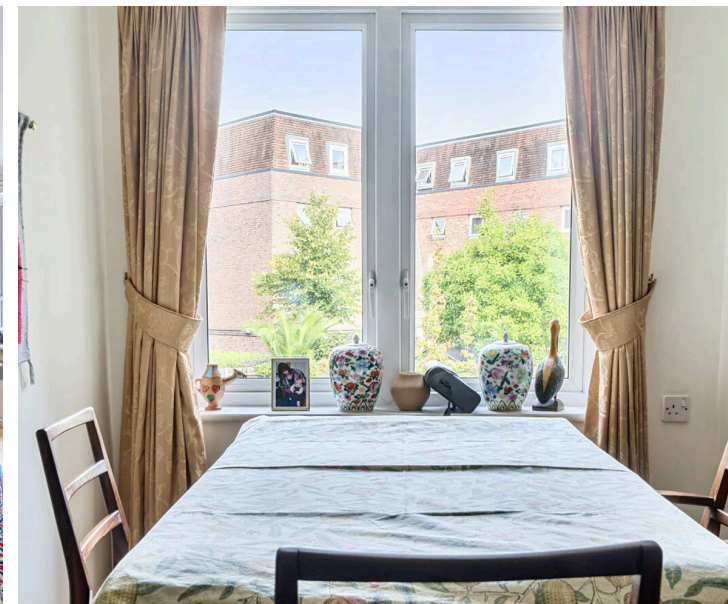
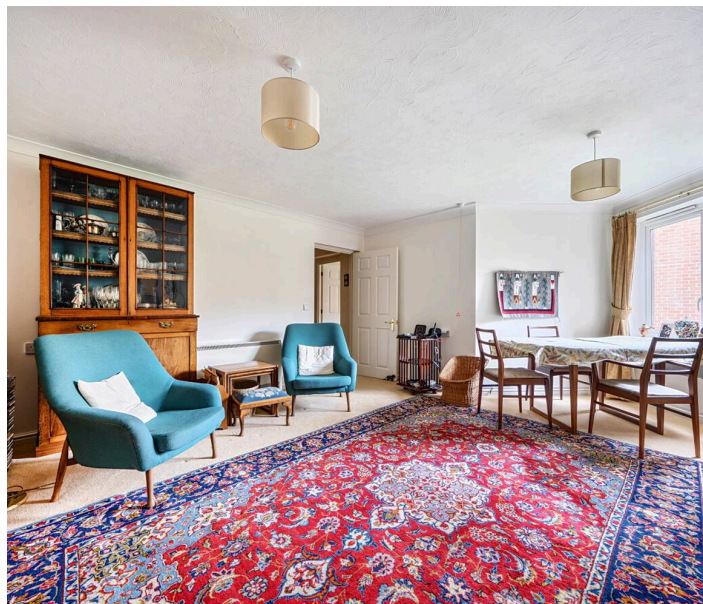
Offered for sale with no onward chain, an internal viewing is highly recommended.

Tenure: Leasehold - 125 years granted 01/01/2004

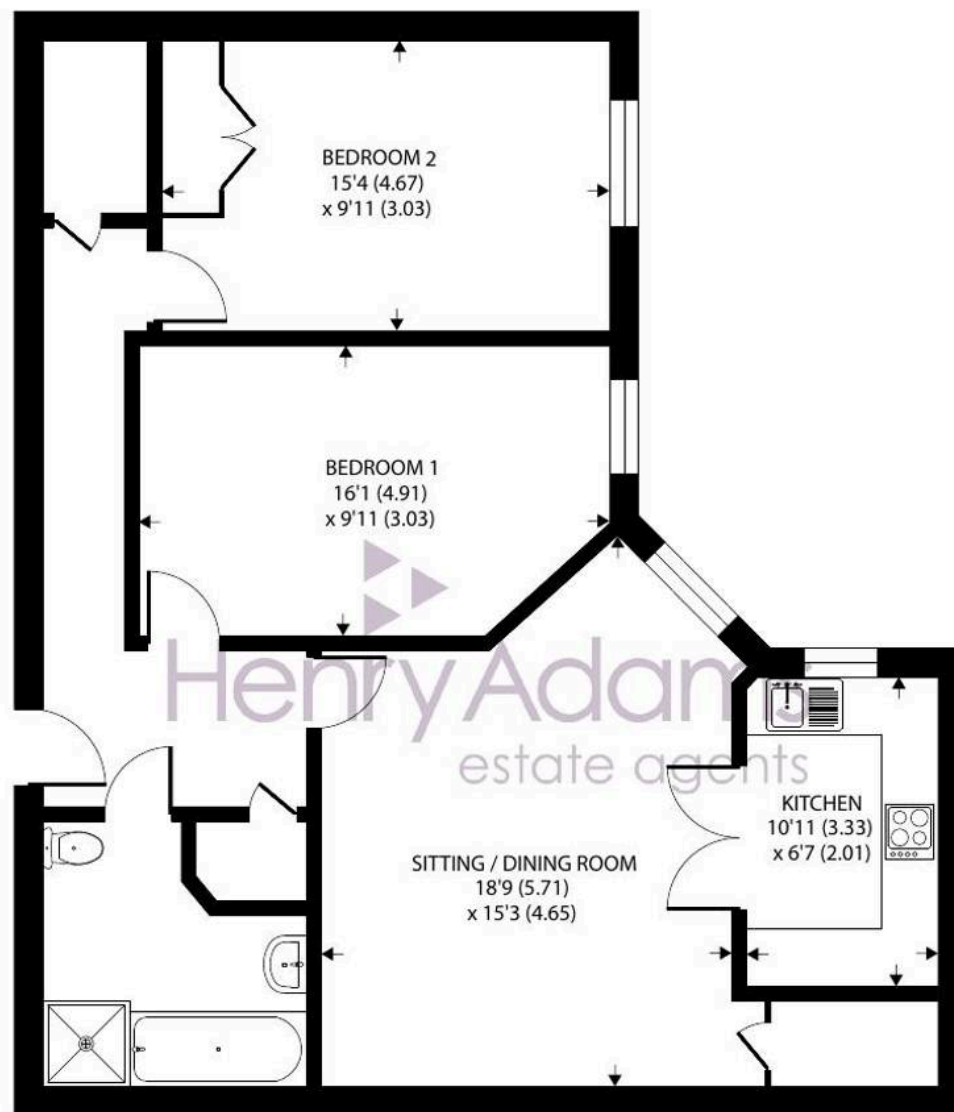
Service Charge: TBC

Ground Rent: TBC

Chichester District Council- 26/27 Tax Band D
£2,492.15 EPC-B







FIRST FLOOR

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



Location – A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

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

