



25 Lamorna Gardens | Chichester | PO20 3RL

Guide Price £175,000

Leasehold



hancock

Lettings & Estate Agents

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3RL

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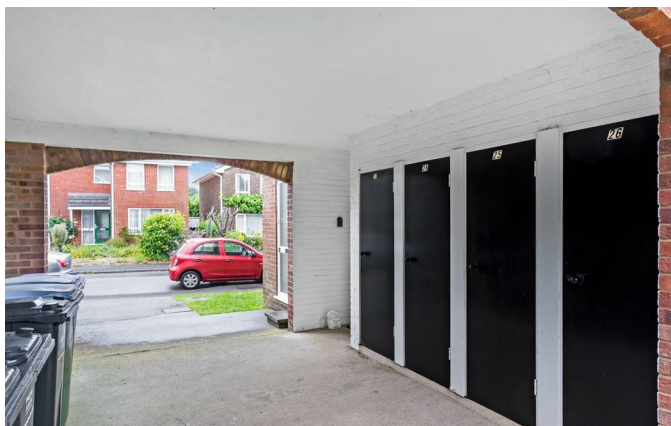
- EPC C
- One bedroom ground floor flat
- Lovely communal gardens
- Gas central heating
- No chain
- Garage in compound
- Newly carpeted and decorated
- External storage cupboard

We are pleased to have for sale this well presented one-bedroom ground floor flat, recently refurbished throughout with fresh décor and brand-new carpets, offering bright and comfortable accommodation in the popular village of Westergate.

The ground floor flat benefits from its own entrance and comprises of a bright kitchen, with plenty of neutral cupboards for storage, a built-in oven, space for washing machine and hatch looking into the lounge.

The bathroom has a shower over bath and neutral suite. In the hallway there is a useful, large storage cupboard. The lounge is light and spacious with a lovely bay window.

The double bedroom is a good size and leads out onto the well-maintained communal garden. The property is



what3words ///



double glazed and has gas central heating.

The property also benefits from a garage within the compound, and an external storage cupboard.

The property offers easy access and practical living, ideal for first-time buyers, downsizers, or investors.

Lamorna Gardens is a quiet residential development conveniently located for local shops, amenities, schools, and transport links, including easy access to Chichester, Bognor Regis, and the A27.

Leasehold (with resident-controlled management company)

951 years remaining on lease

Service charge - £1500 per annum

Current ground rent- Nil

Council tax band A



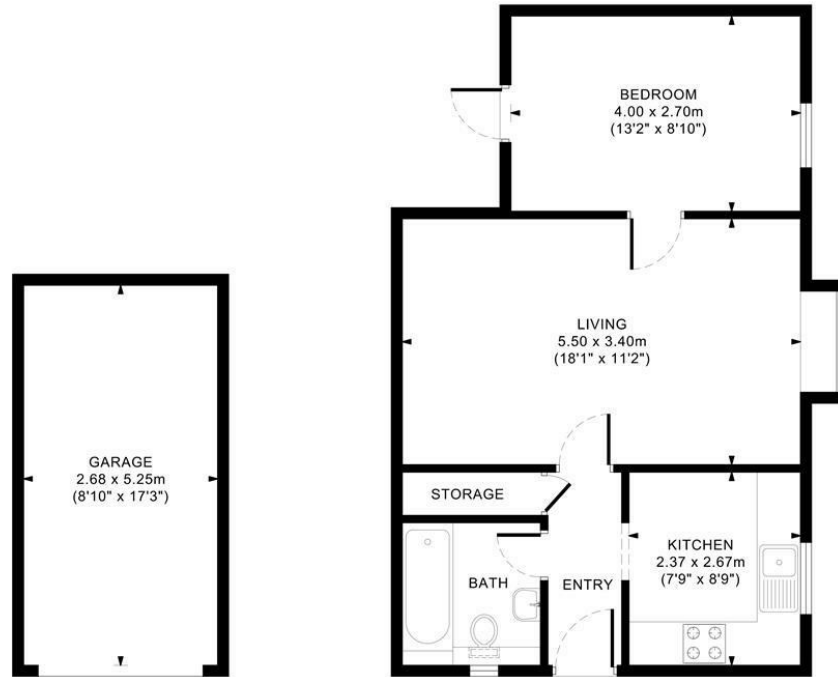
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales	EU Directive 2002/91/EC 	



Lawton & Dawe
PROPERTIES

LAMORNA GARDENS



GROUND FLOOR

Approximate Gross Internal Area = 45.14 sq m / 485.88 sq ft (House)
Illustration for identification purposes only, measurements are approximate, not to scale.



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