



Roussillon House

MAX HEADROOM  
2.2m

1 Roussillon House, Broakes Road, Chichester, PO19

£449,500 Leasehold



3 Bedrooms



1 Bathroom



1 Reception Room

Sw

Sims Williams

## Key Features

- Two-Storey Self Contained Flat
- Sought After Roussillon Park
- Three Bedrooms
- Private Entrance
- Large Kitchen/Dining Room
- Integrated Kitchen Appliances
- Utility Room And Cloakroom
- Double-Aspect Sitting Room
- Private Parking Space

## EPC Rating

Current = B

Potential = B

## Council Tax Band

Band = E

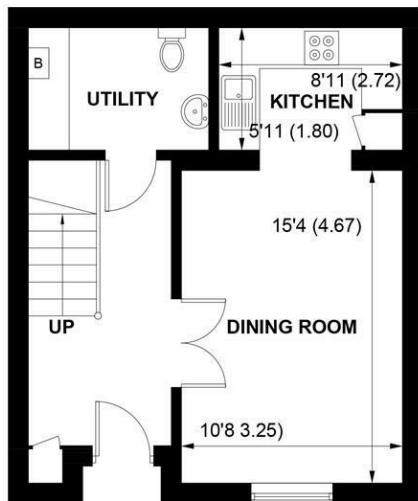
## Tenure - Leasehold

Length of Lease: 250 years

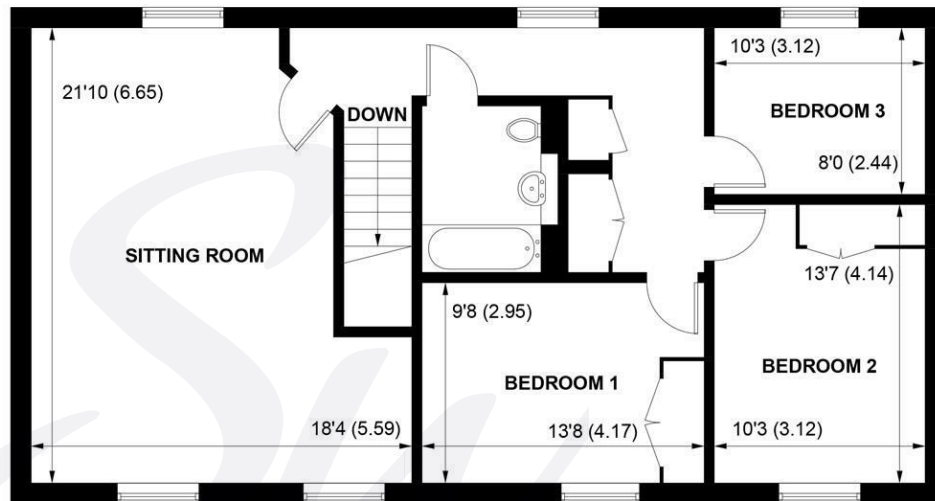
Years Remaining: 236 years

Service Charge: £430.00 per month





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1336 SQ FT / 124.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©**

**Produced for Sims Williams**



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#### CHICHESTER

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#### WALBERTON

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5 Maple Parade

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.