

£137,500

Flat 43 The Forum, Chidham Close

Havant, PO9 1DR

PROPERTY SUMMARY

Ideal first time purchase! This beautifully presented top floor apartment has a wonderful bright and airy ambiance offering far reaching views. The property comprises a lounge/dining room, kitchen, bathroom and a double bedroom and also benefits from an allocated car port and communal gardens. The town centre is less than a mile away and has plentiful amenities including a mainline station and excellent shopping. An internal viewing highly recommended to appreciate the quality of accommodation on offer here.





LOUNGE/DINER 19' 4" x 10' 2" (5.89m x 3.1m)

KITCHEN 10' x 5' 9" (3.05m x 1.75m)

BATHROOM 7' 1" x 5' 9" (2.16m x 1.75m)

BEDROOM 12' 5" x 11' (3.78m x 3.35m)

AGENTS NOTE

We understand the Ground Rent is £200 p/a and Service Charge is £1072.47 p/a (for 2026/27).

There are 119 years left on the lease



SECOND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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