



Bell & Blake
SALES & LETTINGS

32 Rose Court, St Cyriacs, Chichester, West Sussex PO19 1AW

Asking Price £110,000

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- › Newly refurbished top floor
- › Overlooking beautiful communal garden
- › Dual South East aspect
- › In the heart of the city centre
- › View of cathedral spire
- › Redecorated throughout

A beautifully presented top floor retirement apartment, recently refurbished throughout to an exceptional standard, situated within this popular and welcoming retirement development. The apartment benefits from elevated south and east-facing views across the communal gardens and towards the cathedral spire, creating a bright and attractive living environment. Rose Court is conveniently located just off the main shopping precinct and offers the reassurance of an on-site resident manager together with out-of-hours emergency assistance. Limited resident parking is available on a first come, first served basis.

Council Tax Band: B

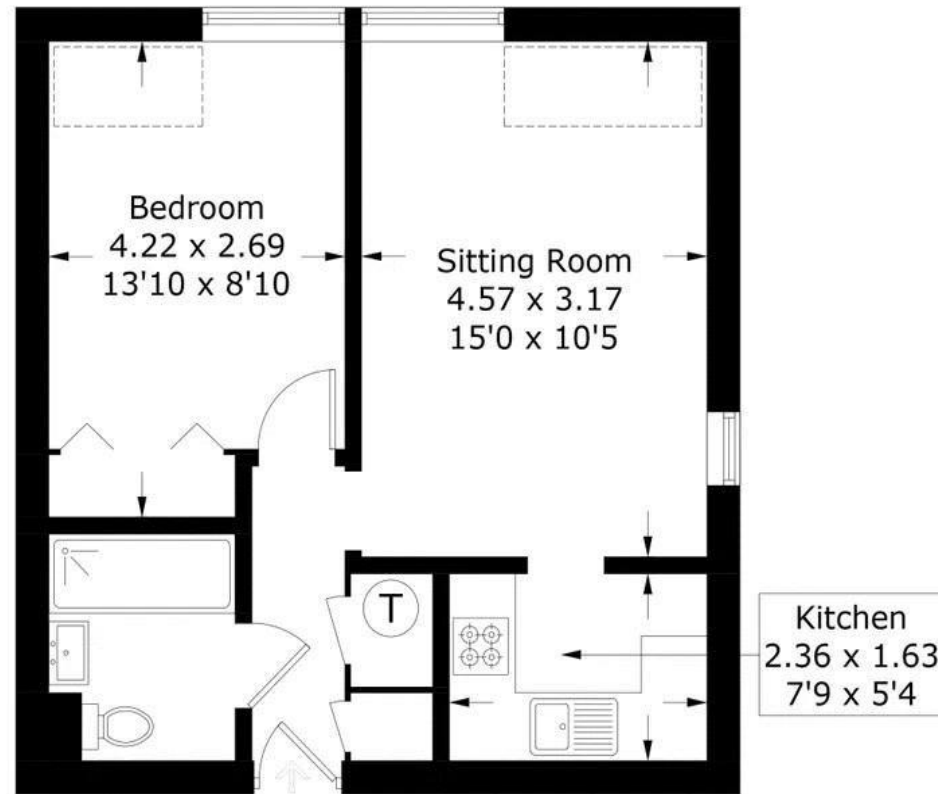


Rose Court, PO19

Approximate Gross Internal Area = 38.2 sq m / 411 sq ft



= Reduced headroom below 1.5m / 5'0



Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID750282)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		