Clarkes

Service you deserve. People you trust.

Asking Price

£200,000

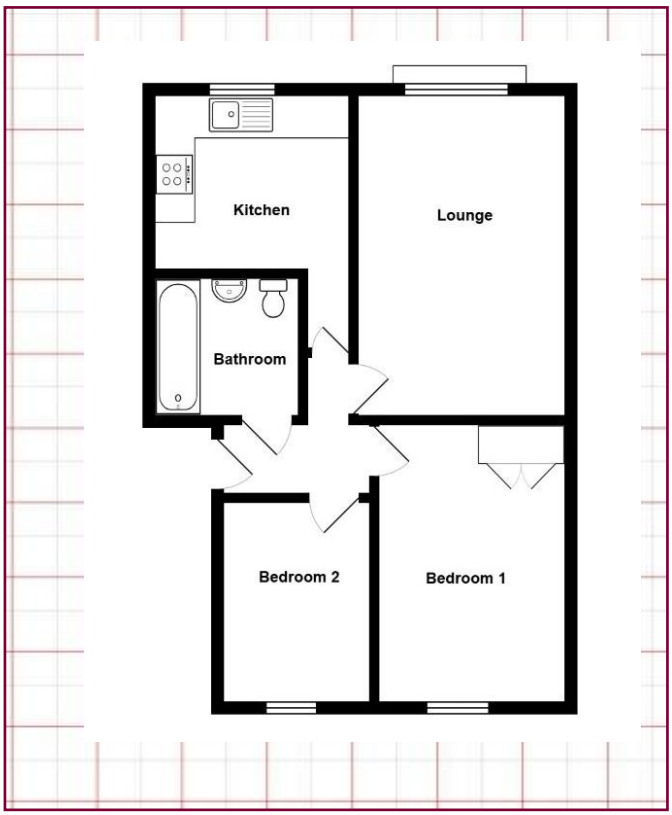
Leasehold

42 Bewick Gardens, Chichester, PO19 6FS

- Purpose built apartment
- Second floor
- 2 Bedrooms
- Comfortably sized rooms
- Close to Town centre
- Good commuter links

http://www.clarkesestates.co.uk

TEL: 01243 861344



What the agent says ...

Purpose built in 2001 is this delightful 2 bedroom, 2nd floor apartment in Chichester. Its modern design provides an attractive external visage, very comfortably sized rooms and allocated parking, with a permit issued by the Managing Agent.

As the crow flies, the property is located less than 100 metes from the main entrance of Chichester hospital and is 1.1km to The Cross in the town centre. As such, we anticipate strong demand from commuters to the hospital, town centre, or train station. The property is expected to be sold with vacant possession, however, for landlord and investors, the current rent value is £1200 PCM.

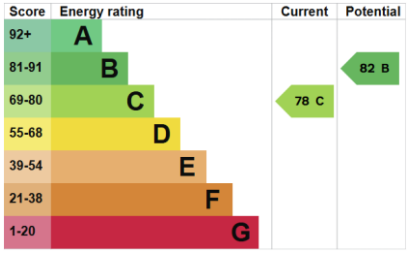
The property is double glazed, has electric heating, and is propositionally priced to sell. We expect strong demand, so we recommend that you act immediately and call us to arrange a viewing.

Agents Note

The entrance to the apartment is located behind the main car park of Bewick Gardens on the opposite side on the building. Access (and further parking) is via Shamrock Close, PO19 6TS.

Lease Information

The seller informs us that there are 100 years left on the lease. The current maintenance charge is approx £1600 per annum including Buildings Insurance and the current Ground Rent is £150 per annum to be reviewed and increased to £200 in 2051. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



Lounge - 4.91m x 3.18m (16'1" x 10'5")

Bedroom 1 - 4.26m x 2.93m (**13'11**" x 9'7")

Bedroom 2 - 3.06m x 2.25m (10'0" x 7'4")

Hall - 2.01m x 2.23m (6'7" x 7'3")

Kitchen - 2.95m x 2.65m (9'8" x 8'8")

Bathroom - 2.08m x 1.89m (6'9" x 6'2")

Material Information

Council Tax: Chichester District Council Band B
Property Type: Purpose built apartment
Property Construction: Standard
Electricity, water, sewerage supply: Mains
Broadband: ADSL
Parking: Allocated, with a permit
with permit
Restrictions: None
On 17/03/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	15mbps	1mbps	
Superfast	✓	215mbps	33mbps	
Ultrafast	✓	1000mbps	1000mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	Good	Good
Three	Limited	Limited	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details

Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.