



14 Merrivale Court , Stein Road, Southbourne PO10 8LL



NO FORWARD CHAIN, End of Terrace Ground Floor Apartment in this much requested retirement development. The property benefits from a long lease extended by the current owners and has direct access to the courtyard development and a garden terrace and use of communal grounds.

Accommodation: Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom. Double glazed windows and Electric heating. The property has a pull cord assistance system. Merrivale Court has a scheme manager and residents benefit from communal gardens, residents lounge, conservatory and Laundry areas.

- GROUND FLOOR FLAT
- POPULAR RETIREMENT DEVELOPMENT (60+)
- TWO BEDROOMS
- SITTING ROOM WITH GARDEN TERRACE
- ELECTRIC HEATING & DOUBLE GLAZING
- SECURE ENTRY AND PERSONAL PULL CORD ALARM SYSTEM
- COMMUNAL PARKING
- NO FORWARD CHAIN

Asking Price
£225,000
Leasehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Kitchen
- Sitting/ Dining Room
- Bedroom One
- Bedroom Two
- Bathroom

Exterior:

- Communal Gardens
- Communal Laundry
- Communal Sitting Room
- Communal Parking

EPC: D

Council Tax: B

Service Charge: Approx £2623 per annum

Length of lease: 150 years





LOCATION

Conveniently located close to local shops with easy access to road, rail and bus links. This popular West Sussex village is close to the South Downs National Park to the north and Chichester Harbour Area of Outstanding Natural Beauty. The village has a range of local shops, doctors and dentist surgeries, church and public houses.

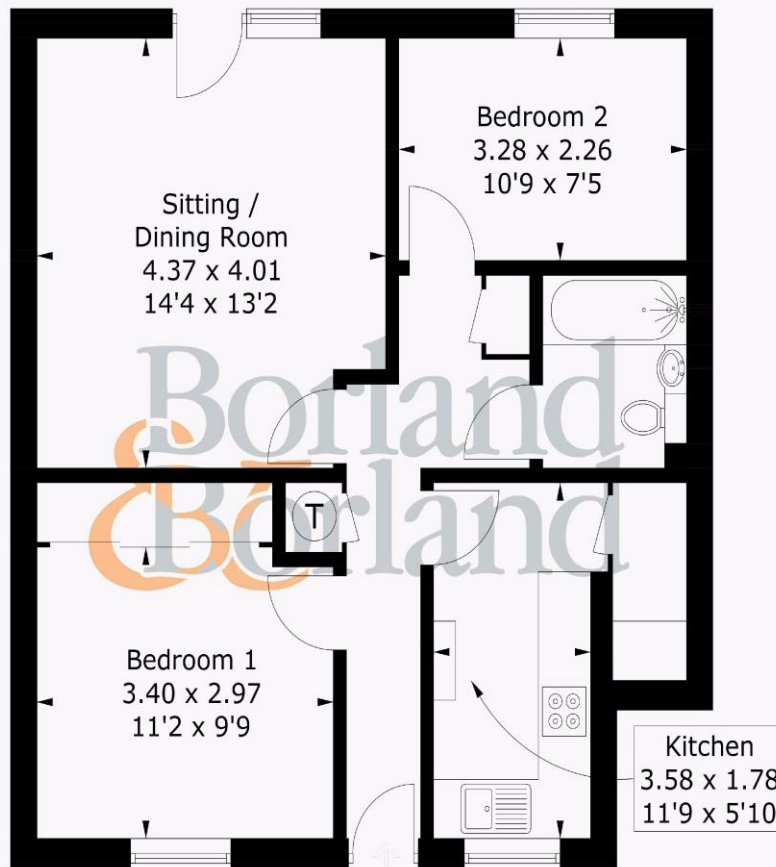
Chichester is nearby with its excellent selection of shops, arts and entertainment and New Park Cinema, the multiplex and the Festival Theatre. Golf, flying, horse and motor sport are available at nearby Goodwood.





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Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



Ground Floor

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1322742)



Directions

SAT NAV: PO10 8LL

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