



**4 Harington Lodge, 117 The Hornet, Chichester, PO19 7BX**

Guide Price **£275,000**

## 4 Harington Lodge, Chichester

- Age restricted apartment
- Ground floor
- Beautifully presented
- Close to amenities and city centre
- Viewing recommended
- Vacant possession

Situated on the ground floor of a wonderful retirement development in Chichester, this beautifully presented one-bedroom apartment offers comfortable and convenient living in a peaceful setting.

The property is in good decorative order and benefits from a fitted kitchen with integrated appliances, along with its own private patio area overlooking the communal gardens.

Residents can enjoy the reassurance of a 24-hour Careline system, a dedicated Lodge Manager available five days a week, lift access to all floors and electronically gated private residents' car parking.

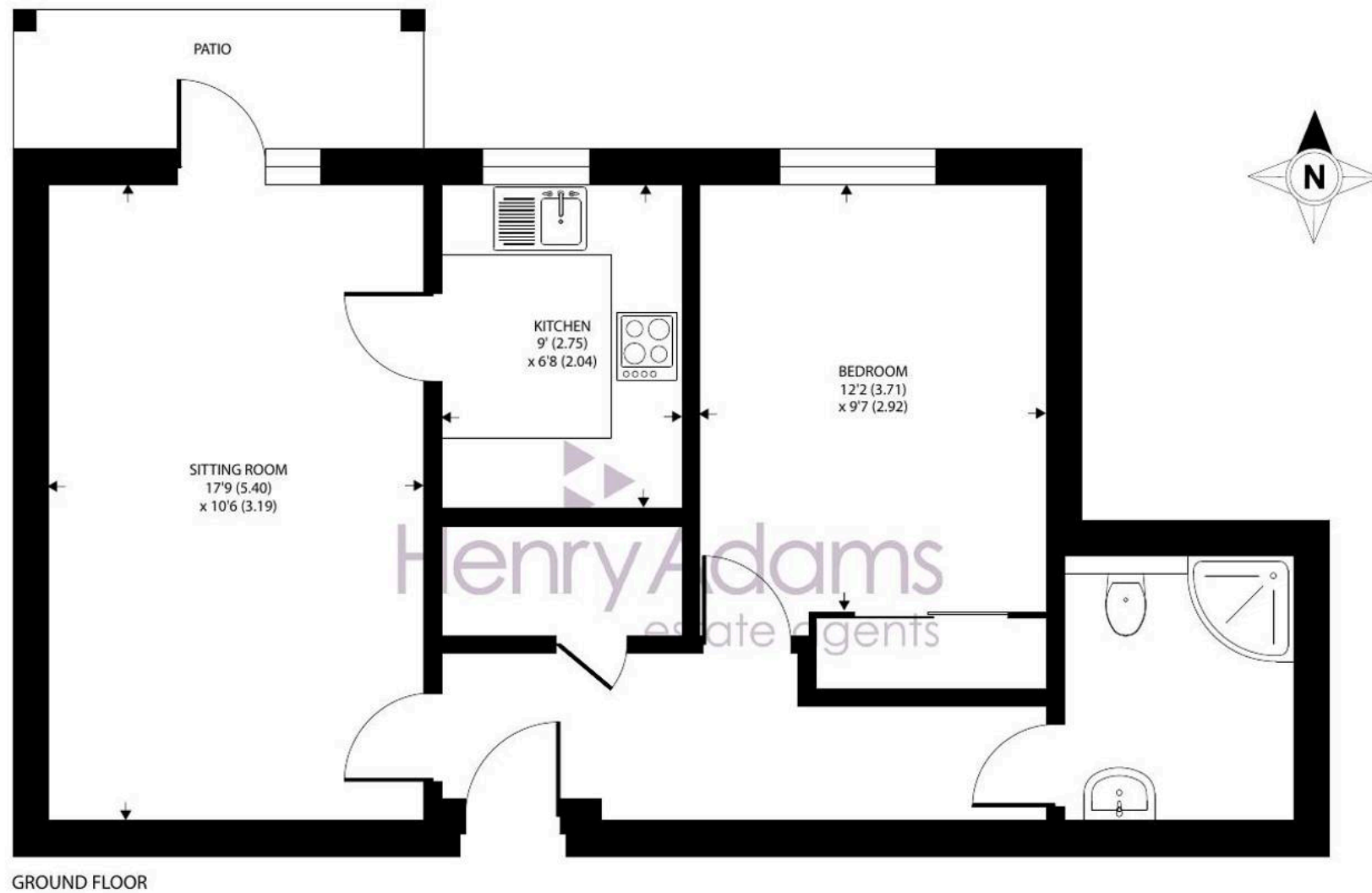
For visiting friends and family, a guest suite is available within the development, with the added benefit of access to guest suites at Churchill Living developments nationwide.

With its attractive surroundings, thoughtful facilities and welcoming community, this delightful apartment offers an ideal opportunity to enjoy a relaxed and independent retirement lifestyle.

Harington Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







Approximate Area = 548 sq ft / 50.9 sq m

For identification only - Not to scale



Leasehold – 999 year lease granted 04/10/2018.

Service Charge – Year Ending 31st May 2027 £3,470.08 per annum.

Ground rent – £820.76 per annum. To be reviewed October 2032.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

Chichester District Council – 26/27 Tax Band B £1,938.33 EPC–B

**Location** – The property can be found within a short walk of the pedestrianized city centre. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** – Proceed east out of Chichester along The Hornet passing the first turning left into St Agnes Place. Harington Lodge is a short distance along on the left.  
What3words – margin.fend.tuck

