

# Clarkes

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**Offers Over**

**£140,000**

**Leasehold**

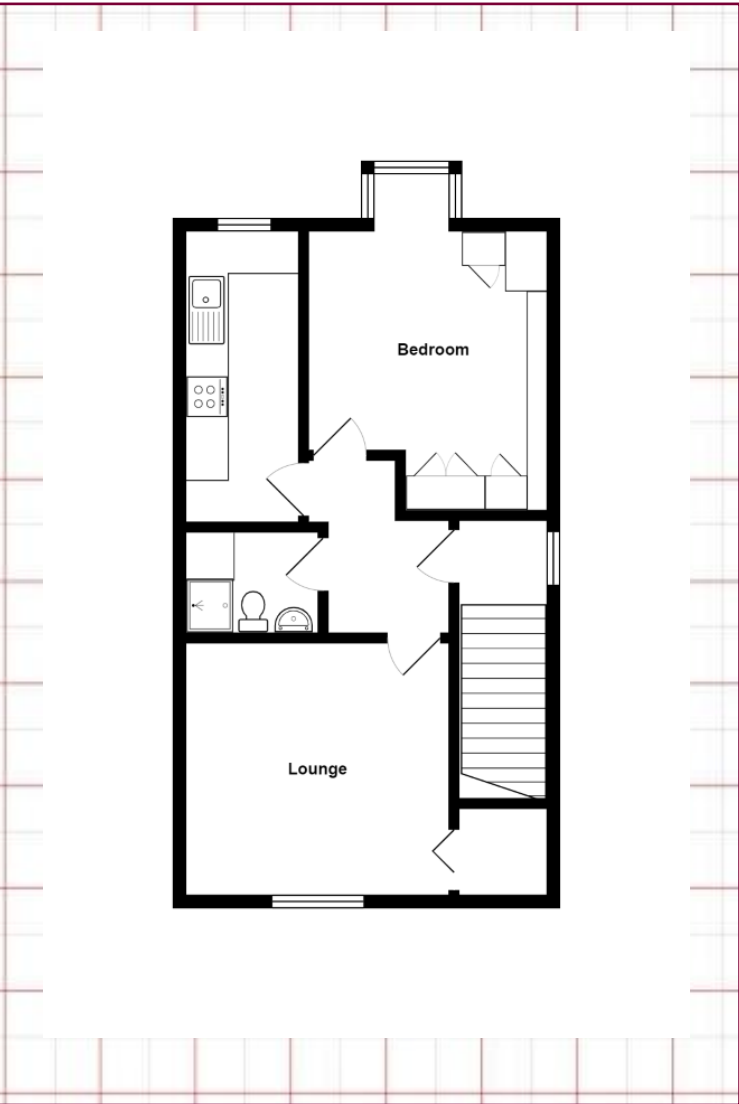
**58 Waterside Drive, Chichester, PO19 8RN**



- **First floor apartment**
- **One double bedroom**
- **Private entrance**
- **Allocated parking**
- **Close to City centre**
- **Ideal for first time buyers**

<http://www.clarkesstates.co.uk>

**TEL: 01243 861344**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## What the agent says ... “ ”

Located in the popular village of Donnington, just outside Chichester, lies this well-presented one-bedroom first floor apartment.

The property benefits from its own private entrance, leading to a welcoming porch area and on to the main accommodation. Inside, there is a bright and comfortable lounge, a well-proportioned kitchen, a bathroom which was replaced in 2025, and built-in storage, providing practical living space throughout.

Further advantages include double glazing, electric heating, and allocated parking, making the apartment both convenient and low maintenance.

The property is well located for local amenities, transport links, and easy access into Chichester city centre.

An excellent opportunity to purchase a neatly arranged apartment in a sought-after location.

### Agents Note

The property is subject to a residential tenancy with a fixed term expiring 7th December 2026. The passing rent is £950 per calendar month. The tenancy is fully managed by Southernbrook Lettings on behalf of the seller. The property is offered for sale as an investment to landlords only, or for purchasers who are prepared to wait until the expiry of the tenancy before possession can be secured.

### Lease information

The Seller informs us that there are 964 years remaining on the Lease, the maintenance charge is £3011p.a., including Buildings insurance and that the annual Ground Rent is zero.

## Accommodation

**Lounge** - 3.6m x 3.8m (11'9" x 12'5")

**Bedroom** - 3.35m x 4.01m (10'11" x 13'1")

**Kitchen** - 4.05m x 1.73m (13'3" x 5'8")

**Bathroom** - 1.74m x 1.99m (5'8" x 6'6")

## Material Information

Council Tax: Chichester District Council band B

Property Type: Purpose built apartment

Property Construction: Standard

Electricity, Water, Sewerage; Mains

Heating: Electric

Broadband: ADSL

Parking: Allocated

Restrictions: None

On 04/02/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down  | Max Up    |      |
|-----------|--------------|-----------|-----------|------|
| Standard  | ✓            | 10 mbps   | 0.9 mbps  |      |
| Superfast | ✓            | 69 mbps   | 17 mbps   |      |
| Ultrafast | ✓            | 2000 mbps | 2000 mbps |      |
| Mobile    | Indoor       |           | Outdoor   |      |
|           | Voice        | Data      | Voice     | Data |
| EE        | Good         | Good      | 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 Clarks Website for further details

Email: [Sales@ClarksEstates.co.uk](mailto:Sales@ClarksEstates.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 Clarks in the particulars as being factually accurate. Clarks 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: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks 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.