

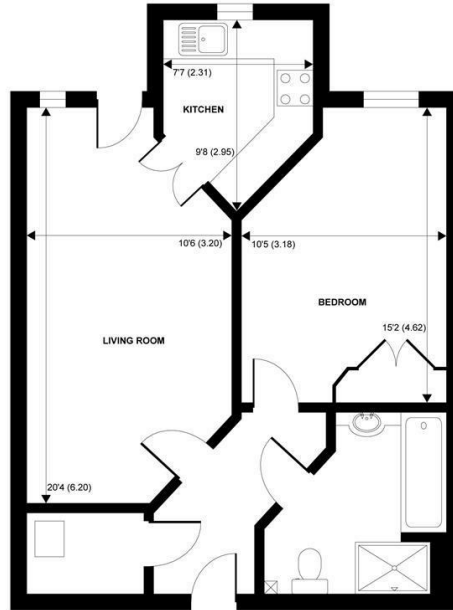


Sims Williams



38, BYRON COURT, STOCKBRIDGE ROAD, CHICHESTER, WEST SUSSEX, PO19 8ES





SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 572 SQ FT 53.1 SQ METRES  
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018©

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# £95,000 Leasehold

38, BYRON COURT,  
STOCKBRIDGE ROAD CHICHESTER,  
WEST SUSSEX PO19 8ES

- Second Floor Apartment
- Residents' Restaurant
- Residents' Lounge
- Domestic Help Included
- Double Bedroom
- Sitting Room
- Kitchen
- Bathroom/Wet Room
- Informal Parking

## EPC RATING

Current = B  
Potential = B

## COUNCIL TAX BAND

Band = C

The property can be accessed via both a lift and stairs. There is a communal entrance hall, along with a residents' lounge, which is of generous proportions. There is also a residents' restaurant and a communal laundry room, with washing and drying machines. Visiting relatives or friends have the option of booking the twin guest suite.

The entrance hall to the flat has a large cupboard and there is a security entry phone system. The sitting room enjoys a pleasant aspect and the kitchen is well fitted with various units. There is a large double bedroom as well as a wet room/bathroom. There are pull cords in each room for emergencies.

Outside, there is informal parking to the front and a pleasant communal garden for residents' use.

## Lease

We understand that the property is leasehold and it has the balance of a lease of 125 years from 2004 (111 years remaining) Ground rent: £202.50 for 6 months. Service charge: currently £6347.99

## Location

Byron Court is situated close to the train station and canal, as well as Chichester Gate, where the cinema complex is. It is therefore ideally placed for access to

many amenities, along with the city's varied shopping centre. Access to the A27 and Witterings road is just to the south.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the train station in Chichester, proceed south into Stockbridge Road and you will see Byron Court on the left hand side, just beyond Heather Court.

## AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.



