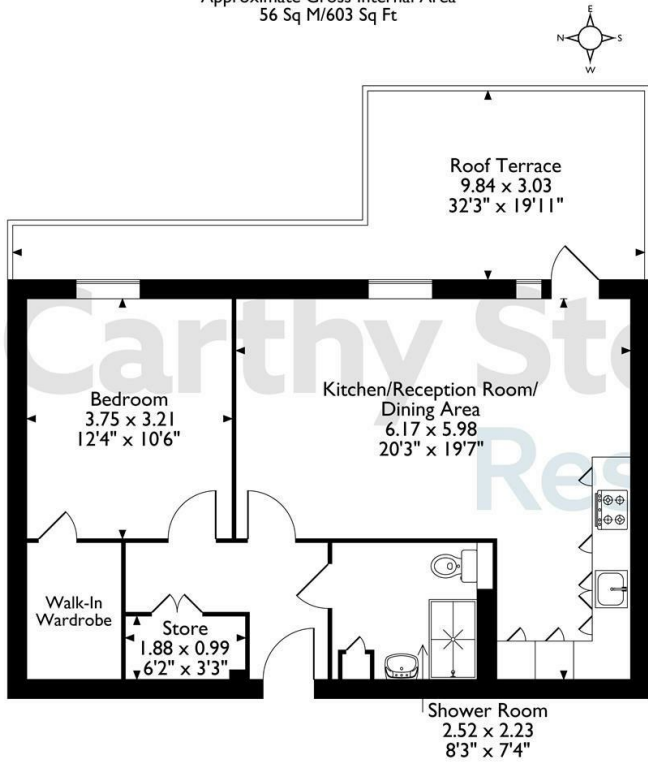
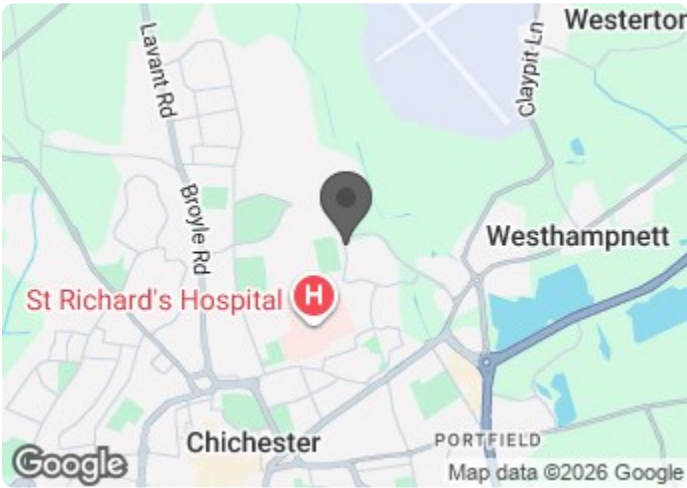


Twelve Acres Place, Apartment 61, Palmers Field Avenue, Chichester, West Sussex  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



**Third Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 61 Twelve Acres Place

Palmers Field Avenue, Chichester, PO19 6GT



### Asking price £385,000 Leasehold

A well presented and spacious ONE DOUBLE BEDROOM retirement apartment, situated on the THIRD FLOOR and boasting VIEWS and a fantastic P-SHAPED WALK-OUT BALCONY, directly accessed from the Living Dining room.

Twelve Acres Place offers EXCELLENT FACILITIES to include an ON-SITE BISTRO, a homeowners lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family and friends, and more!

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Twelve Acres Place, Whitaker Grange New Street, PO19 6GT

## Development Overview

Twelve Acres Place is situated on the unique Graylingwell Park, the largest carbon neutral development in the UK, and is a Retirement Living PLUS development for the over 70's. This McCarthy Stone development offers stylish communal facilities and an amazing location.

Communal facilities include a homeowners lounge where social events and activities take place, a Bistro restaurant, a Sun Lounge, roof terrace, a wellness suite and landscaped gardens.

If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a fully equipped laundry room as well as a mobility scooter charging room.

For your peace-of-mind, there is an Estate Manager and 24 hour staffing, as well as a 24 hour emergency call system provided by a personal pendant and call points throughout the apartment and development.

In addition, one hour of domestic support per week is included in the service charge with additional services including care and support available at an extra charge.

Graylingwell Park is an eco-friendly Conservation Area of parkland mixed with Grade II listed buildings, a monument, landmarks and hundreds of protected trees.

## Entrance Hallway

Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, Illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway

there are doors opening into a storage/airing cupboard. Further doors lead to the open plan living room/kitchen, bedroom and shower room.

## Open Plan Living Room (with Balcony)

Wonderful modern living area, with large windows and double glazed door leading to a large walk-out P-shaped balcony enjoying fabulous views. Fitted carpets, telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets.

## Kitchen Area

The kitchen area of the Living Room boasts a modern fitted kitchen with a range of base and wall units. Single sink and drainer unit. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Hard wood effect flooring, ceiling light fitting and under pelmet lighting.

## Bedroom

A double bedroom with a double glazed window, allowing ample light into the room. Walk-in wardrobe providing hanging rails and shelving. Central ceiling light, TV and phone point.

## Shower Room

Fitted with a modern suite comprising; walk-in shower with glass screen, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior

# 1 Bed | £385,000

communal areas

- Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
- One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

## Lease Information

Lease Length: 999 years from Jan 2025

## Additional Information & Services

- Mains water and electricity
- Electric room heating
- Mains drainage

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled to.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

