# 2 Canal Court, Uphill Way, Hunston, PO20 1QF

£155,000 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

Sims Williams

## Key Features

- Ground Floor Flat
- Favourable Village Location
- South Facing Living Room
- Modern Fitted Kitchen
- Double Bedroom
- Stylish Bathroom Suite
- Off Street Allocated Parking
- Gas Central Heating
- No Forward Chain

## EPC Rating

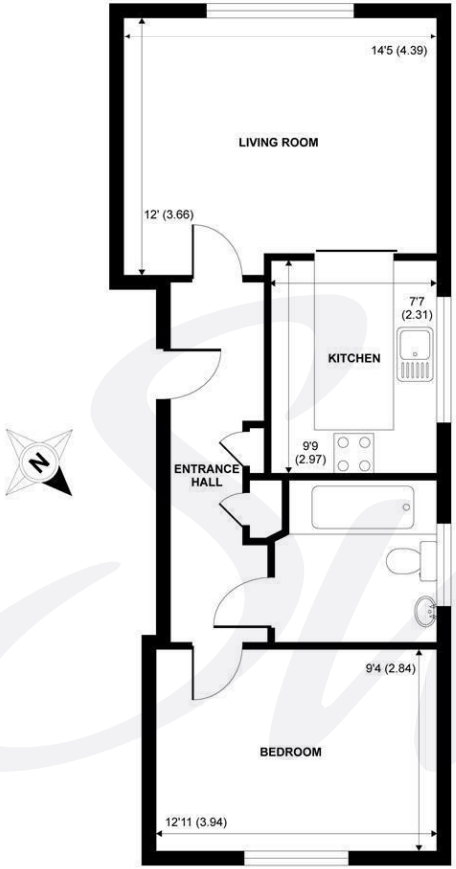
Current = C
Potential = C

## Council Tax Band

Band = A

## Tenure - Leasehold

Length of Lease: 125 years
Years Remaining: 106 years
Ground Rent: £0
Service Charge: £270.63 per month




FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 509 SQ FT 47.2 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2015©

simswilliams.co.uk


CHICHESTER

8-9 Southgate
Sales 01243 787868
Lettings 01243 836055
chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade
Sales 01243 551368
Lettings 01243 836055
walberton@simswilliams.co.uk

ARUNDEL

8a High Street
Sales 01903 885678
Lettings 01903 881133
arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street
Sales 01243 862626
Lettings 01243 836055
bognor-regis@simswilliams.co.uk



Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.