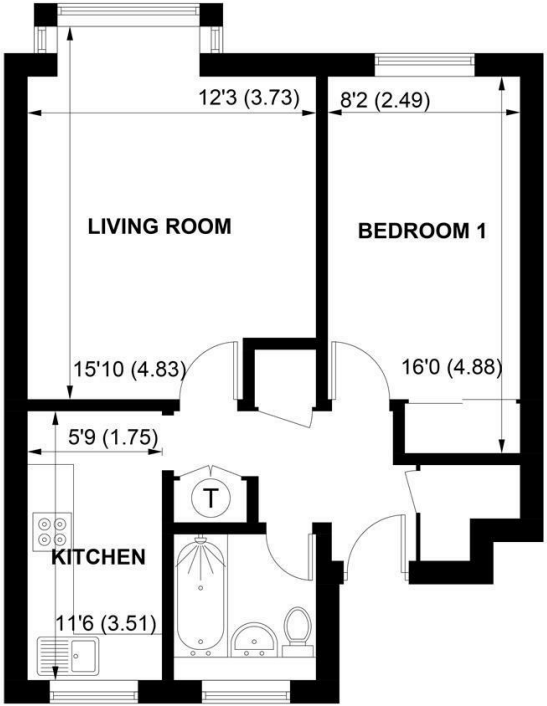
Sims Williams

4 FESTIVAL COURT, SOMERSTOWN, CHICHESTER, WEST SUSSEX, PO19 6AE



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 507 SQ FT / 47.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 © Produced for Sims Williams

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£155,000 Leasehold

4 FESTIVAL COURT, SOMERSTOWN,
CHICHESTER,
WEST SUSSEX, PO19 6AE

- First Floor Flat
- No Onward Chain
- Sitting Room
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Garage In Compound
- Favoured Chichester Location
- Communal Gardens

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

The first floor flat is approached via stairs in the communal entrance. he flat itself has a hallway with good range of storage cupboards.

The sitting room is generous in size and has views to the rear aspect. There is a fitted kitchen with range of counter tops with cupboards and drawers under. Good range of wall cupboards. Electric ceramic hob with electric oven below. Space and plumbing for washing machine. Space for larder style 'fridge/freezer.

There is a double bedroom with built in storage cupboards. The bathroom has a 3 piece suite with paneled bath, pedestal wash basin and low level WC.

Outside there are well kept communal gardens for residents use and a garage located in a block close to the rear of the block. There are both communal bin and recycling stores.

The property is held on a 125 year lease from September 1982. The service charge, which includes ground rent is £2,316 per annum.

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 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 our office in Southgate head west along Avenue de Chartres. Turn right at the roundabout and continue to the Westgate roundabout. Head straight across into Orchard Street and at the Northgate roundabout take the second exit into Broyle Road. In a short distance turn left into Somerstown where the block will be found on the left hand side.

The Property Ombudsman

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