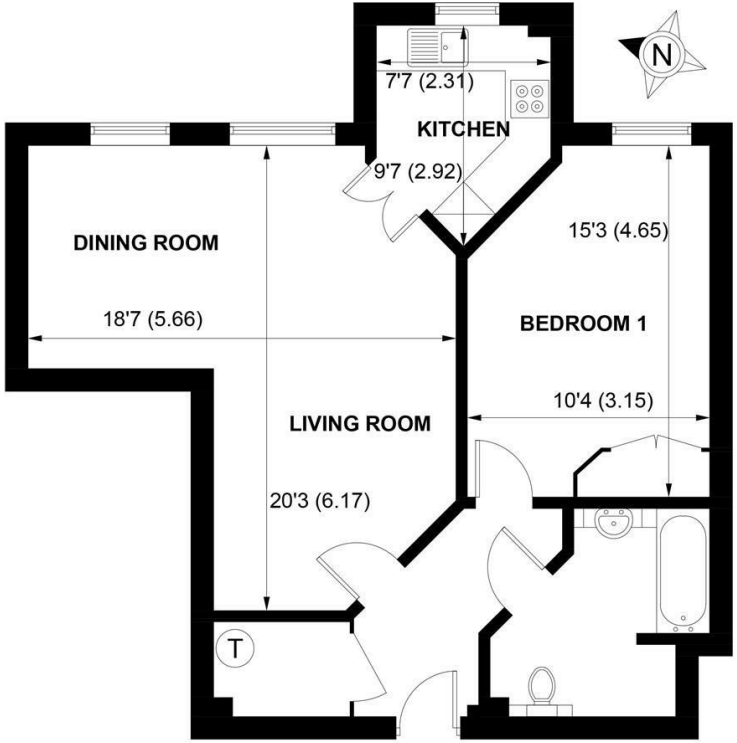
Sims Williams

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



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 646 SQ FT / 60.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

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£155,500 Leasehold

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

- Second Floor Retirement Flat
- On site manager 24/7
- Laundry Facilities
- Lunch Served Daily
- Double Bedroom
- Bathroom With Bath And Shower
- Sitting/Dining Room
- Fitted Kitchen
- Social Programme

EPC RATING

Current = B
Potential = B

COUNCIL TAX BAND

Band = C

A second floor 1 bedroom retirement flat in an exclusive development close to the railway station.

The development has lovely communal facilities including a communal lounge, laundry room and a flat available to visitors to use over night for a small fee. There are lovely communal gardens and ample communal parking. Owners have the use of a dining room where upon one can have a 3 course lunch at a very reasonable price.

Hallway with storage cupboard housing hot water tank, doors to L shaped sitting/dining room with views to the rear overlooking the gardens. Fitted kitchen with good range of counter tops with cupboards and drawers under. Single stainless steel sink unit and drainer, 4 plate ceramic hob, eye level electric fan assisted oven and grill, free standing 'fridge and freezer, window overlooking gardens.

There is a good sized double bedroom with range of built in wardrobe cupboards and a generous sized bathroom with panel bath and wet room style shower.

The property is held on a 125 year lease from 2004. Ground rent £405.00 pa. Service Charge £7,453.64 pa. All these figures will need to be checked by your conveyancer. The service charge includes either cleaning or laundry every week.

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 offices in Southgate proceed south on Stockbridge Road. Carry on over the railway line and before reaching the A27 by pass the development can 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