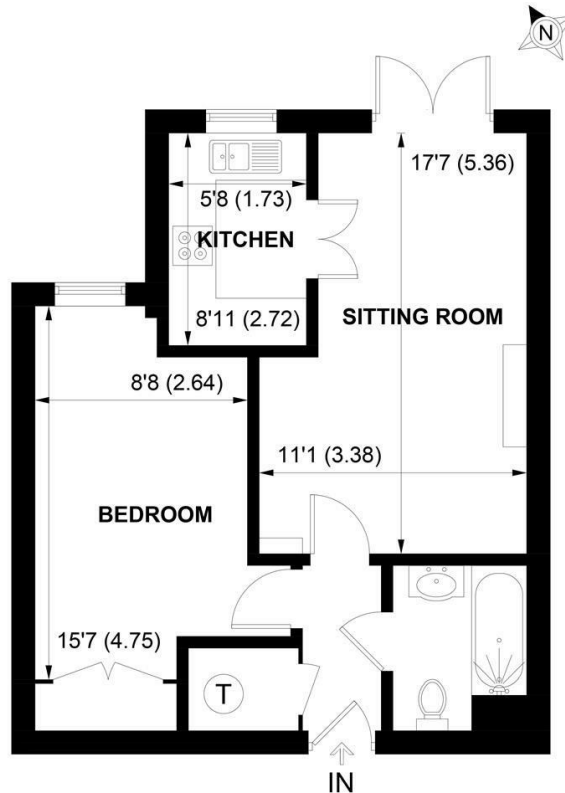




33, BRAMPTON COURT STOCKBRIDGE ROAD, CHICHESTER, WEST SUSSEX, PO19 8PD



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 475 SQ FT / 44.1 SQ M

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

**CHICHESTER OFFICE**

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# £89,950 Leasehold

33, BRAMPTON COURT, STOCKBRIDGE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 8PD

- 1 Bedroom Retirement Flat
- Ground Floor
- Lounge/Diner
- Double Bedroom
- Modern Fitted Kitchen
- Modern Bathroom
- Close to Amenities
- Parking
- Chain Free

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = B

A modern one bedroom ground floor retirement apartment conveniently positioned within walking distance of Chichester City centre.

The apartment has been newly decorated through out and comprises of a hallway a large double bedroom with built in wardrobes. A bright modern fitted kitchen with space for fridge and freezer. The oven and hob are built in. There is a large sitting room with feature electric fire and double doors leading outside. The modern bathroom suite comprises of a white three piece suite with electric shower over the bath. The apartment is heated by electric storage heating.

Within the common area's there is a large sitting room, quest room and kitchen and a laundry room. Pretty communal gardens surround the development for all the residents to enjoy. The property enjoys the advantage of a lift service and duty manager. All the rooms including the hallway have pull cord alarm system.

The flat is just across from the railway station which has services along the coast and also to London Victoria. In Chichester a full range of facilities includes shops, restaurants, The Festival Theatre and Pallant House Gallery. Chichester occupies an enviable position being six or seven miles from the coast with beaches around the Witterings, whilst in the other

direction is the open countryside of the downs and sporting and other activities at Goodwood.

## Leasehold

We have been advised that the property is Leasehold with the balance of 105 year lease from October 2000. Service charge - £1404.52 per annum. Ground rent £165 half yearly.

## 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, proceed south and you will see Brampton Court on the left hand side just after the train station.



