



23 HEATHER COURT STOCKBRIDGE ROAD, CHICHESTER, W SUSSEX, PO19 8HJ



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 433 SQ FT / 40.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022©  
Produced for Sims Williams

**CHICHESTER OFFICE**

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# £40,000 Leasehold

23 HEATHER COURT, STOCKBRIDGE ROAD,  
CHICHESTER,

W SUSSEX PO18 8UH

- Retirement Apartment
- First Floor
- Modern Kitchen
- Bedroom & Shower
- Lounge Diner
- Communal Garden & Lounge
- Communal Laundry Room
- Allocated Parking
- Lift Access

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = A

Situated just to the south of the train station, and near the canal, this modernised first floor apartment is ideal for a retired person wishing to enjoy the benefits of living in a retirement block.

There is a resident manager and as well as the comfortable accommodation that the flat offers, there is a communal lounge and a lovely communal garden to the rear.

The flat has its own entrance hall, with storage cupboard. There is a modern bathroom and the kitchen lies off the sitting room.

It has an electric hob and oven, as well as fitted cupboards. There is a fridge/freezer. There is a separate, communal laundry room.

The sitting room, which is of a good size, has an attractive outlook to the front, over Stockbridge Road, as does the double bedroom.

There is electric heating and an emergency call system, should it be necessary. Residents must be age 60

or over. There is a guest suite which residents can book for friends and relatives to stay in.

Chichester has a good selection of shops, restaurants and cafes. There is a cinema complex in Chichester Gate, which is just opposite Heather Court. The train station and canal are both within a short walk and the Wstgate Leisure Centre is nearby.

The city has cultural amenities, including the Festival Theatre and Pallant House Gallery.

## Directions

From our office in South Street, follow Stockbridge Road south and Heather Court is on your left hand side, just after the canal.

