



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

£155,000 Leasehold



1 Bedroom



1 Bathroom



1 Reception Room

*Sw*  
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

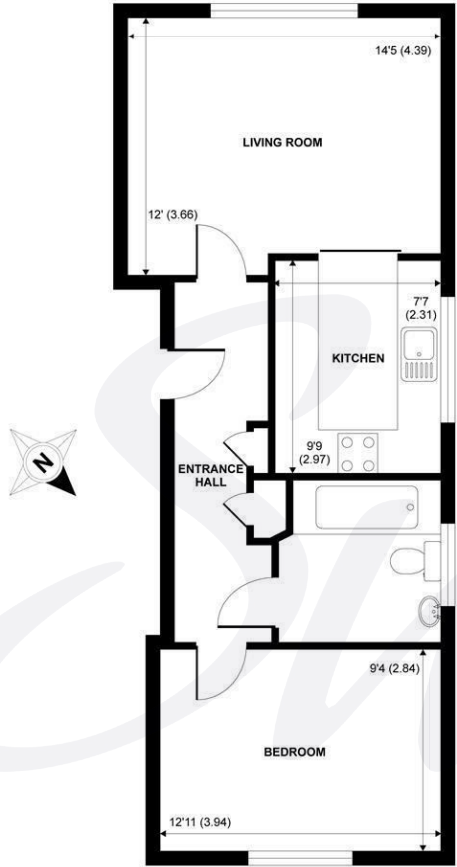
Length of Lease: 125 years

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©



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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto: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.