

# **Key Features**

- Recently Redecorated
- Two Double Bedrooms
- Retirement Development
- Second Floor With Lift Access
- Light Sitting Dining Room
- Attractive Fitted Kitchen
- Views Over Playing Fields
- Communal Lounge & Laundry
- Vacant Possession Available

## **EPC Rating**

Current = C Potential = B

## **Council Tax Band**

Band = D

## **Tenure - Leasehold**

Length of Lease: 125 years Years Remaining: 100 Ground Rent: £349.00 Service Charge: £5,305.00

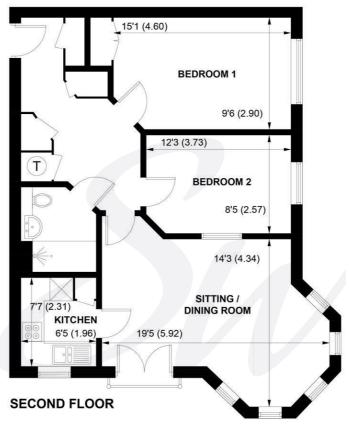












#### APPROXIMATE GROSS INTERNAL AREA = 728 SQ FT / 67.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams



### **CHICHESTER**

8-9 Southgate Sales 01243 787868 Lettings 01243 836055 chichester@simswilliams.co.uk

### WALBERTON

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### ARUNDEL

8a High Street Sales 01903 885678 Lettings 01903 881133 arundel@simswilliams.co.uk

## **BOGNOR REGIS**

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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.