



38 Croft Mead, Chichester PO19 6RW

£239,950 Leasehold



2 Bedrooms



1 Bathroom



1 Reception Room

*Sw*

Sims Williams



## Key Features

- First Floor Flat
- Private Entrance
- Large Sitting Room
- Fitted Kitchen/Dining Room
- 2 Bedrooms
- Bathroom
- Private Garden
- Gas Fired Central Heating
- Must Be Viewed

## EPC Rating

Current = C

Potential = C

## Council Tax Band

Band = B

## Tenure - Leasehold

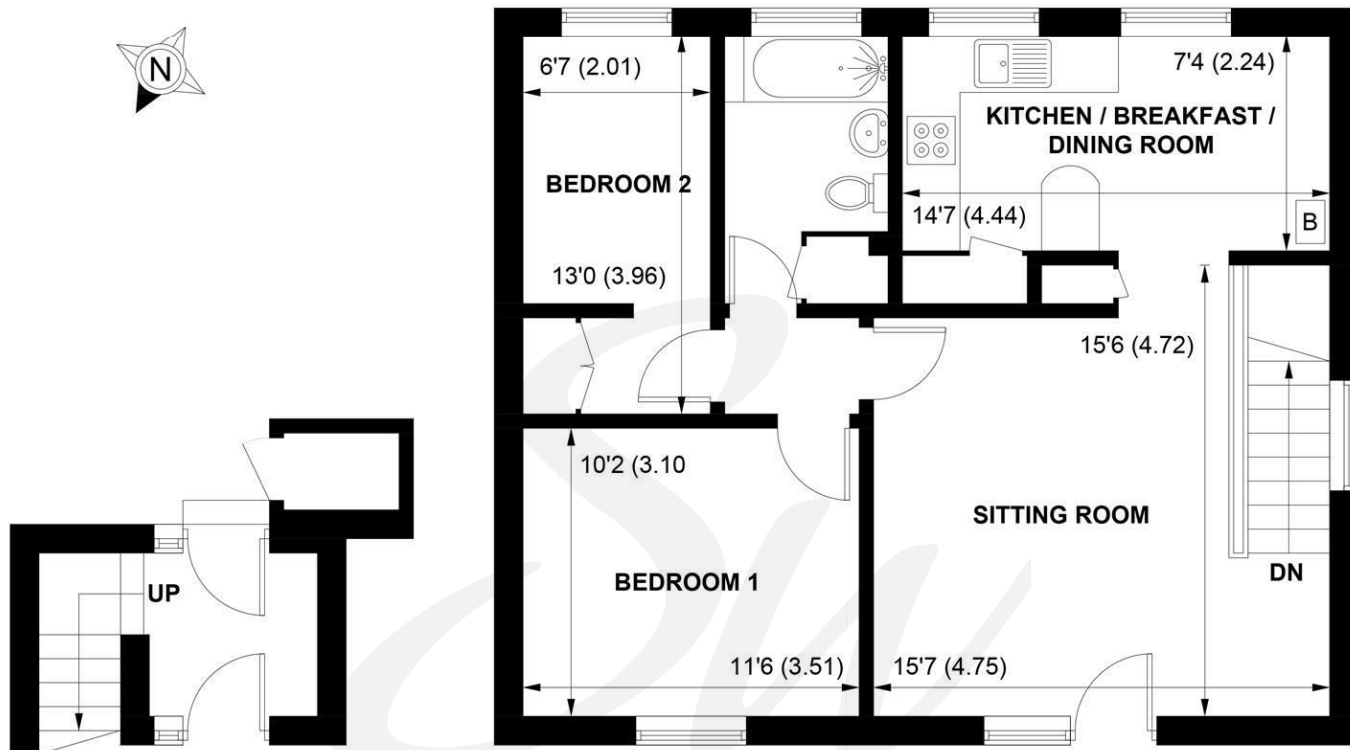
Length of Lease: 215 years

Years Remaining: 177 years

Ground Rent: Peppercorn

Service Charge: Approx £600 pa





**GROUND FLOOR**

**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 703 SQ FT / 65.3 SQ M

EXTERNAL CUPBOARD = 11 SQ FT / 1.0 SQ M

TOTAL = 714 SQ FT / 66.3 SQ M

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

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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.