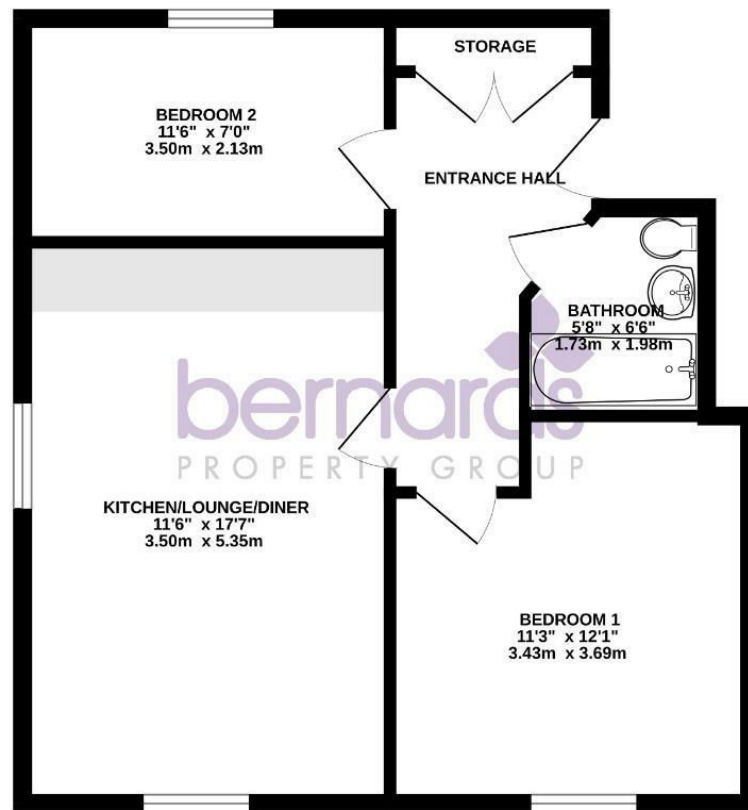
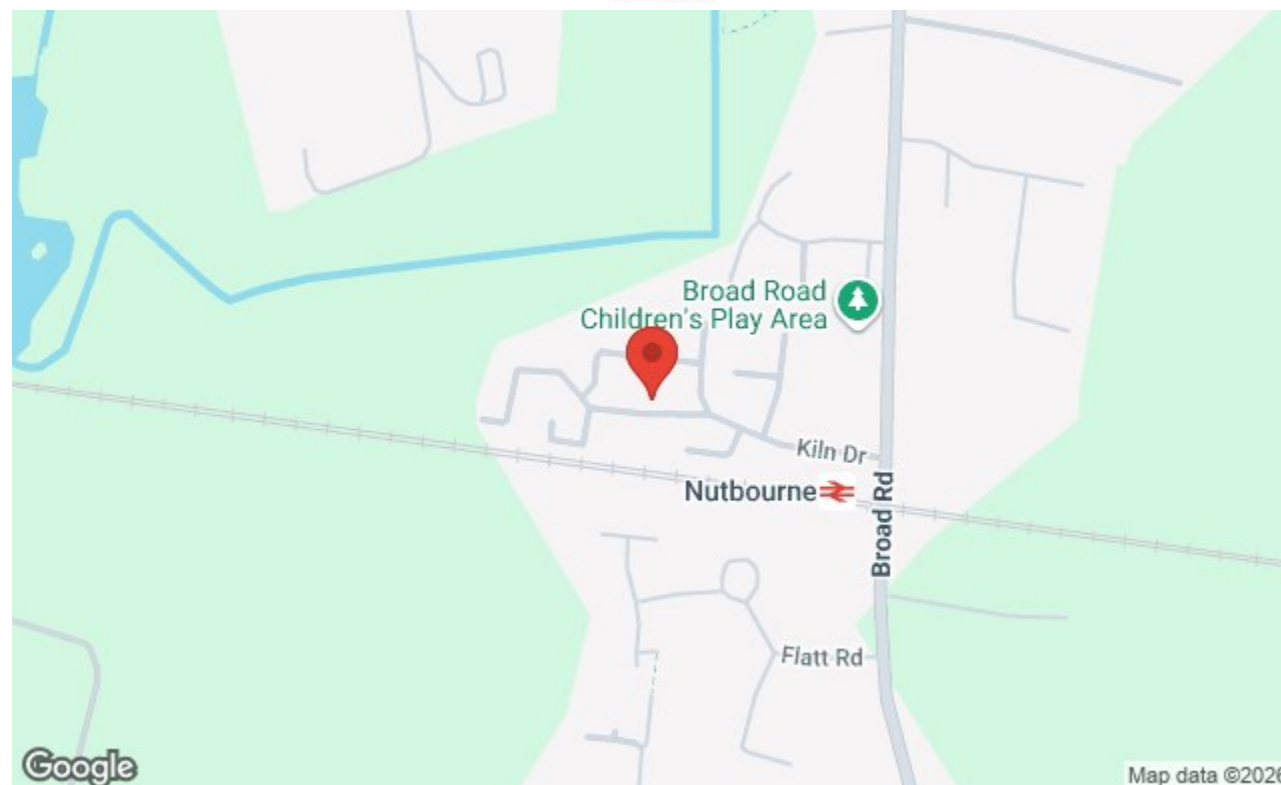


GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Guide Price £190,000

Kiln Drive, Chichester PO18 8FW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ TWO BEDROOM
- ❖ KITCHEN
- ❖ KITCHEN/LOUNGE/DINER
- ❖ FIRST TIME BUY
- ❖ COMMUNAL GARDEN
- ❖ TWO PARKING SPACES
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ INVESTMENT
- ❖ A MUST VIEW

Situated in the sought-after village of Hambrook, near Chichester, this beautifully presented two-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

Extending to approximately 521 sq ft, the property has been thoughtfully designed to make the most of its space, offering bright, modern accommodation throughout.

The heart of the home is the spacious open-plan kitchen, living and dining area, creating a light-filled and welcoming space that's perfect for everyday living and entertaining. The apartment also features two well-proportioned bedrooms, providing flexibility for a guest room, home office, or growing family. A contemporary bathroom completes the accommodation, finished to a high standard.

A particular highlight is the off-road parking for two vehicles, a valuable feature that is increasingly hard to find. The property also benefits from excellent transport links and easy access to Chichester, making it ideal for commuters and those looking to enjoy the nearby South Coast and surrounding countryside.

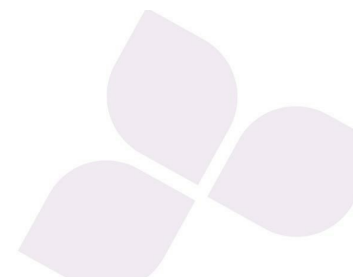
Finished to a good standard throughout and ready to move straight into, this attractive apartment combines modern comfort with a convenient location. Whether you're taking your first step onto the property ladder or adding to your investment portfolio, this is a fantastic opportunity not to be missed.

Early viewing is highly recommended.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

ANTI MONEY LAUNDERING HAVANT

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

CHICHESTER DISTRICT COUNCIL

Chichester District Council: BAND B

LEASEHOLD FURTHER INFORMATION

Lease Length: 122 Years Ground Rent: £150 Service Charge: £2203 Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY

Leasehold

BEDROOM ONE

11'3" x 12'1" (3.43 x 3.69)

BEDROOM TWO

11'5" x 6'11" (3.50 x 2.13)

KITCHEN/LOUNGE/DINER

11'5" x 17'6" (3.50 x 5.35)

BATHROOM

5'8" x 6'5" (1.73 x 1.98)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	82
EU Directive 2002/91/EC		



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