

CHARLES PECK

Sales • Lettings • Valuers



48 Brampton Court, Stockbridge Road, Chichester, PO19 8PD
£189,950

A bright and spacious, westerly facing top floor retirement apartment, situated just a short walk from the city centre.

Entrance hall | Sitting/Dining room | Kitchen | Two bedrooms | Modern shower room | Night storage heating | Double glazing

House Manager | Residents lounge | Communal gardens | Guest suite | Laundry room | Lift

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

The property stands in a convenient position within walking distance of Chichester City centre. It is just across from the railway station which has services along the coast and also to London Victoria. In Chichester a full range of facilities includes shops, restaurants, The Festival Theatre and Pallant House Gallery. Chichester occupies an enviable position being six or seven miles from the coast with beaches around the Witterings, whilst in the other direction is the open countryside of The Downs and sporting and other activities at Goodwood.

Entrance hall

With storage cupboard.

Sitting/Dining room 14'6 x 12'3 (4.42m x 3.73m)

With windows overlooking the communal gardens, fireplace and night storage heater.

Kitchen 10'5 x 5'7 (3.18m x 1.70m)

With window overlooking the gardens, fitted drawers and cupboards, sink unit, waist-level oven, ceramic hob, extractor canopy, space for fridge and freezer and plumbing for a washing machine.

Bedroom one 17'7 x 9'3 (5.36m x 2.82m)

With window, night storage heater and built-in wardrobe.

Bedroom two 14'6 x 8'0 (4.42m x 2.44m)

With window and night storage heater.

Modern shower room

With window, large shower cubicle, wash basin and WC.

Garden

The communal gardens are for the use of residents.

Tenure

We understand the property to be leasehold for 125 years from 2000. A purchaser would have to ask their solicitor to check these details.



Council tax band
C

Ground rent

We understand this to be £385 per annum. A purchaser would have to ask their solicitor to check these details. A purchaser would have to ask their solicitor to check these details.

Maintenance charge

We understand this to be £3,732.26 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the House Manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. A purchaser would have to ask their solicitor to check these details.

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

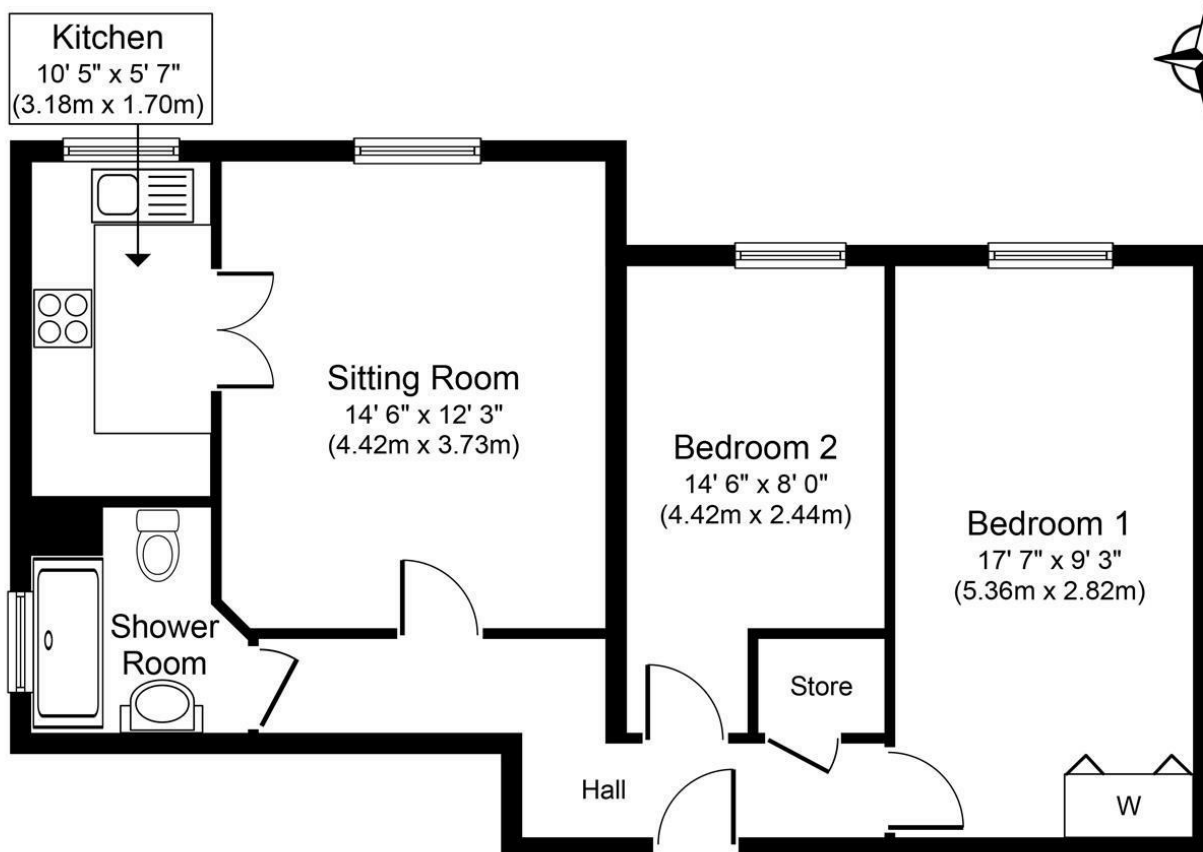
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor
Approximate Floor Area
649 sq. ft.
(60.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com