CHARLES PECK

Sales • Lettings • Valuers

8b St. James Square, Chichester, West Sussex, PO19 7HX

£159,950

A conveniently situated first floor flat within walking distance of Chichester City centre, offering open plan living and allocated parking.

Communal entrance lobby | Open plan L shaped lounge/dining room | Kitchen | Bedroom | Shower room | Gas central heating | Double glazing
Allocated off-road parking | Timber storage shed

NO FORWARD CHAIN

17 Southgate | Chichester | West Sussex | PO19 1ES
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Location
The property is situated in this popular position within walking distance of Chichester City centre and its full range of facilities including shops, bars, restaurants and mainline railway station with services to London Victoria. In addition, there is a small convenience store, supermarkets nearby and open countryside around The Downs with sporting and other events at Goodwood. To the south is the coast with sailing from Itchenor and Bosham and beaches at Wittering.

Communal entrance hall
With a staircase rising to the first floor and flat front door.

Open plan L shaped lounge/dining room 20'10 x 11'00 (6.35m x 3.35m)
Maximum measurements, narrowing to 5'1 by the front door. With front window, central heating radiator and storage cupboard.

Kitchen 7'0 x 5'5 (2.13m x 1.65m)
With front window, fitted drawers and cupboards, stainless steel sink unit, hob, oven, plumbing for a washing machine, space for fridge and wall mounted gas central heating boiler.

Bedroom 10'11 x 9'1 (3.33m x 2.77m)
With rear window and central heating radiator.

Shower room 6'10 x 5'4 (2.08m x 1.63m)
With shower cubicle, wash basin, WC, window and heated towel rail.

Outside
There is allocated off-road parking to the rear and a timber storage shed.

Tenure
The property is leasehold with 125 years from March 2006.

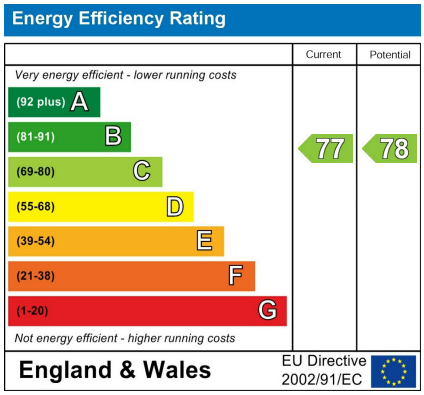
Council tax band
A

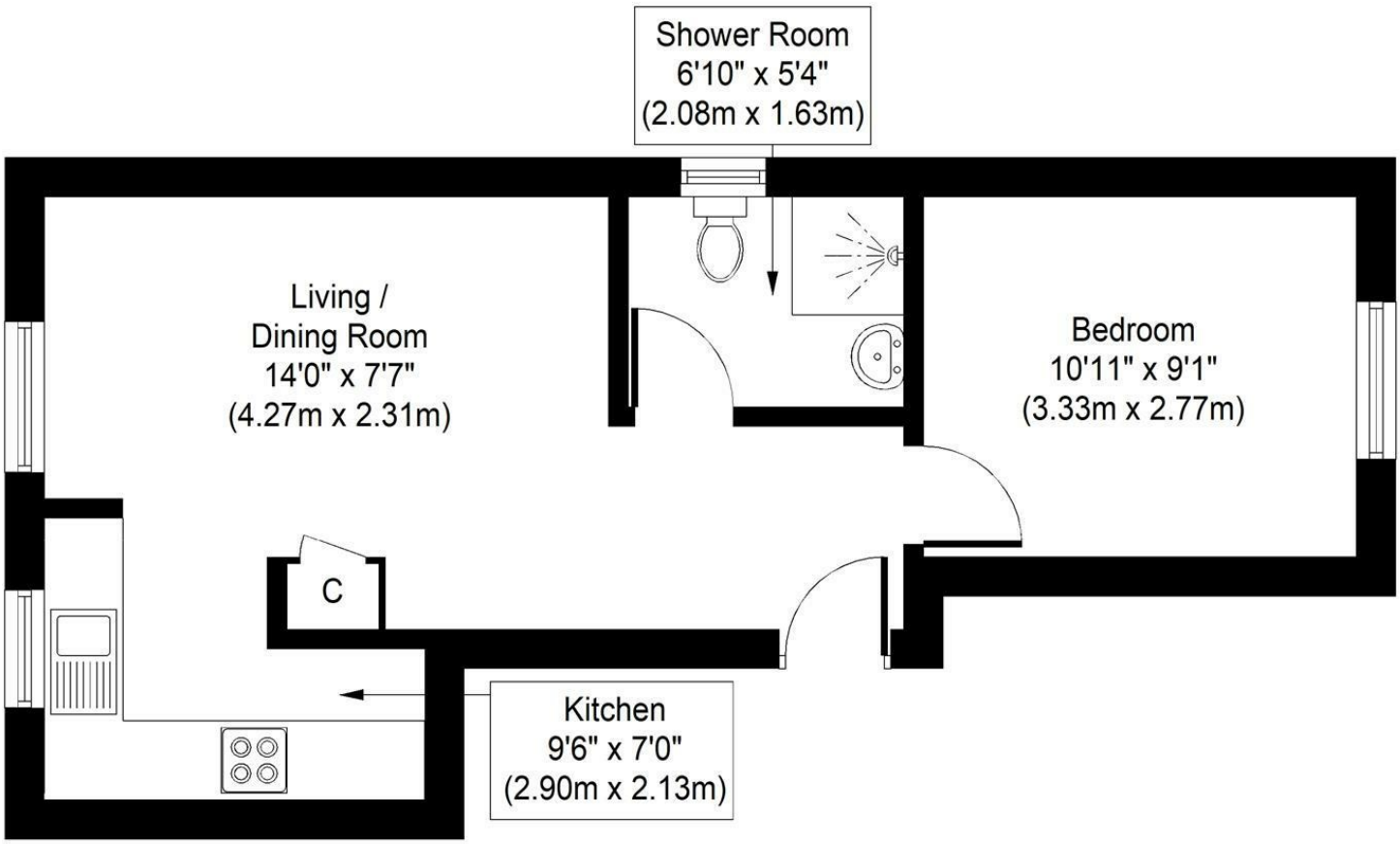
Ground rent
£200 per annum.

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.





Approximate Floor Area
376 Sq. ft.
(34.9 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.
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