

# CHARLES PECK

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## **14 Wellington Place, Summersdale Road, Chichester, PO19 6PL** **Guide Price £289,950**

A modern and well proportioned ground floor apartment with two bedrooms and car port, set within an attractive purpose-built block in the popular Summersdale area of Chichester.

**NO FORWARD CHAIN**

Entrance hall | Open plan sitting room/kitchen | Two bedrooms | En suite shower room | Bathroom | Car port | Communal gardens | Large external storage cupboard | Gas central heating | Double glazing

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## Location

The hugely desirable suburb of Summersdale lies just to the north of the City's historic centre and offers great local amenities including two public parks, a convenience store and a gym. The world renowned Goodwood Estate lies a short drive to the north with much enjoyment to be had at its many motor car and horse racing events with golf enthusiasts also enjoying its two famous courses. Chichester city centre lies just a short distance to the south and has fantastic facilities including shops, restaurants, bars, Chichester Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just a short drive to the south of the city are the sandy beaches of The Witterings and sailing can be enjoyed at Itchenor and Birdham Pool.



## Entrance hall

**Open plan sitting room/kitchen 20'0 x 13'5 (6.10m x 4.09m)**

**Bedroom one 12'8 x 12'7 (3.86m x 3.84m)**

**En suite shower room 6'8 x 4'4 (2.03m x 1.32m)**

**Bedroom two 11'0 x 8'3 (3.35m x 2.51m)**

**Bathroom 7'7' x 7'2 (2.31m' x 2.18m)**



## Outside

To the rear of the apartment there is secure allocated car port via electric gates and space for secure bicycle storage. To the front the development has frontage onto Summersdale Road in the form of a small grassed area with mature shrubs throughout.

## Tenure

Share of freehold - with 125 years from 1st April 2004. A purchaser would have to ask their solicitor to check these details.



**Service charge**  
£1,046.18 per half year - Charge from 1st April - 30th September 2022.

**Council tax band D**

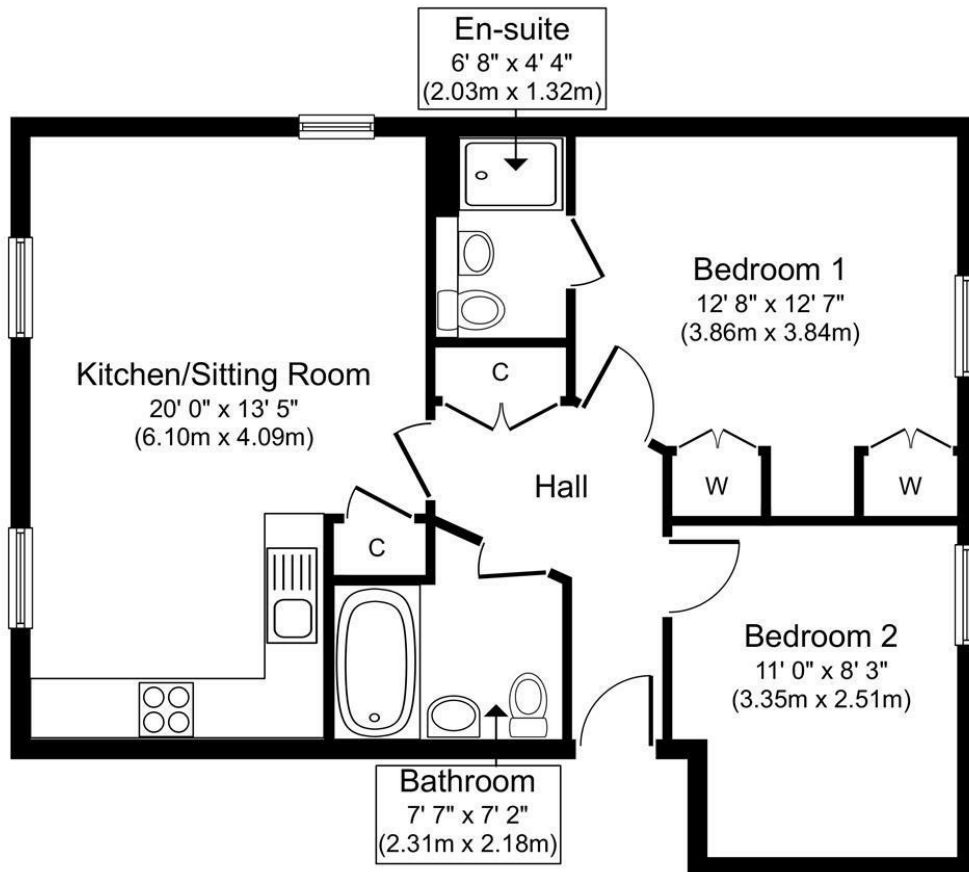
**General remarks**  
To view please telephone us on 01243 816666 to make an appointment.

**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		
(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	



**Approximate Floor Area**  
**648 sq. ft.**  
**(60.2 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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