

# CHARLES PECK

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## **64 Brampton Court, Stockbridge Road, Chichester, PO19 8PD** **£179,950**

A spacious second floor retirement apartment close to the centre of Chichester.  
Conveniently located near the lift.

Entrance hall | Spacious sitting room | Kitchen | Shower room | Two double bedrooms | Night storage heating | Double/triple glazing

Laundry room | Residents lounge | House manager | Lift | Guest suite |  
Communal gardens | Non-allocated parking

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17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: [homes@charlespeck.co.uk](mailto:homes@charlespeck.co.uk)

[www.charlespeck.co.uk](http://www.charlespeck.co.uk)



## Location

The property stands in a convenient position within walking distance of Chichester. 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 include shops, restaurants and cultural facilities including 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 the sporting and other activities at Goodwood.

## Front door

Opens into:

### The entrance hall

A bright wall with entryphone system .

### Spacious sitting room 17'4 x 12'11 (5.28m x 3.94m)

With night storage heater, glazed front window with additional triple glazed panel and double glass panelled doors lead through into:

### Large kitchen 10'0 x 7'0 (3.05m x 2.13m)

With double glazed window, large range of floor and wall mounted cupboards, white sink unit, built-in electric oven and induction hob, space for fridge and freezer.

### Bedroom one 12'11 x 11'5 (3.94m x 3.48m)

Large double bedroom with built-in storage, night storage heater, two double glazed front windows with additional triple glazed panel and a large walk in cupboard.

### Bedroom two 13'9 x 8'10 (4.19m x 2.69m)

Another light double bedroom, with an electric panel heater and double glazed front window with additional triple glazed panel.

## Bathroom

With heated towel rail, white ceramic sink unit with built-in cupboards beneath and to the side, walk-in shower and WC.



## Directions

Brampton Court is situated on the southern side of the railway crossing on Stockbridge Road.

## Outside

The flat enjoys the use, in common with the rest of the development, of a comfortable residents lounge, which has doors opening out onto the well-laid out communal gardens. There are laundry facilities, the services of the house manager and a guest suite which is available to book for visitors at a modest cost.

## 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.

## 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 £4,059 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.

## Council tax band

C.

## 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.

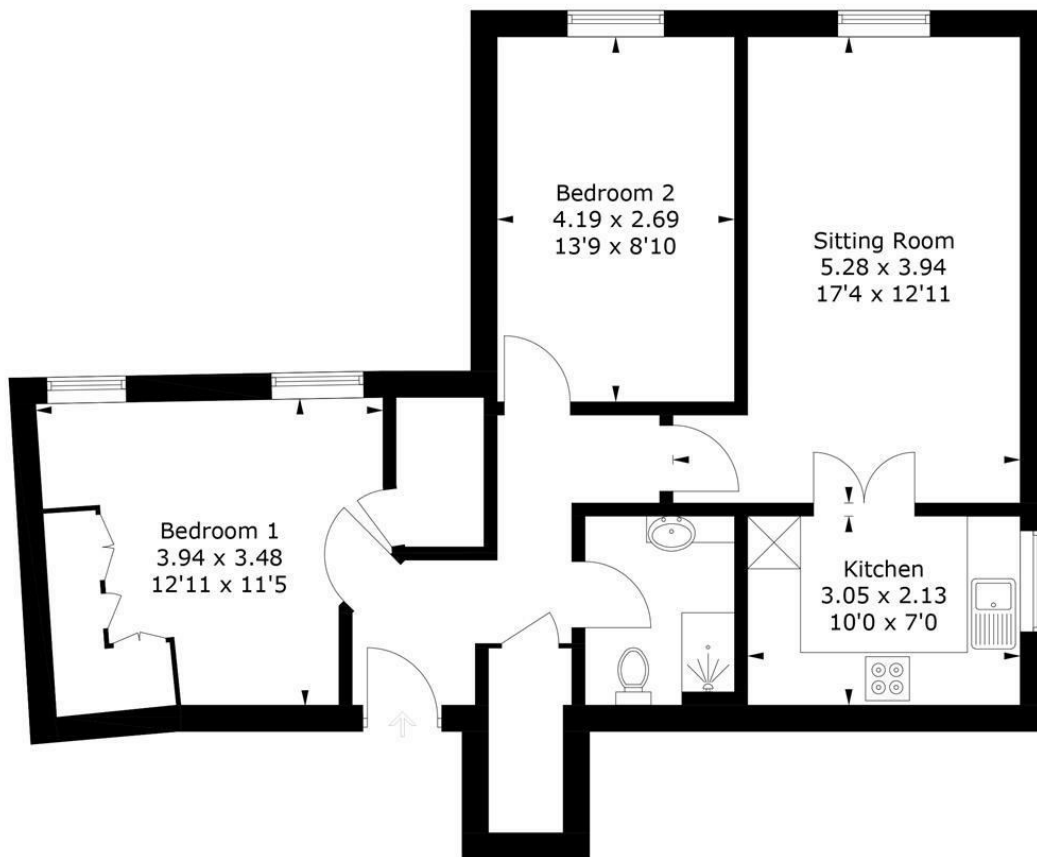




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Brampton Court, Stockbridge Road, PO19

Approximate Gross Internal Area = 64.51 sq m / 694 sq ft



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID930317)