

CHARLES PECK

Sales • Lettings • Valuers



14 Harington Lodge The Hornet, Chichester, PO19 7BX **£475,000**

A bright and spacious first floor retirement apartment with two bedrooms, two bathrooms and private balcony, situated in this highly desirable development in the heart of Chichester. The flat has been decorated and re-carpeted throughout.

Entrance hall | Storage cupboards | Sitting/Dining room | Private balcony | Kitchen | Two bedrooms | En suite shower room | Bathroom

Lodge Manager | Landscaped gardens | Owners' lounge and coffee bar | Lift to all floors | 999 year lease | NHBC | Parking | 24 hour careline support system | Guest suite

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Location

Harington Lodge is situated in the cathedral city of Chichester at the foot of the South Downs. Chichester is surrounded by beautiful countryside, sandy beaches, fishing villages and historical attractions. Chichester City centre has an array of amenities including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre and mainline railway station with services to London Victoria.



Entrance hall

With video door entry system and two storage cupboards.



Sitting / Dining room 23'4 x 10'2 (7.11m x 3.10m)

A dual aspect room with French door opening to the private balcony overlooking the communal gardens.



Kitchen 7'11 x 7'8 (2.41m x 2.34m)

With modern built-in units, slip resistant flooring, waist height Zanussi oven, stainless steel sink with mixer taps, ceramic hob, extractor canopy, Zanussi washer dryer, fridge and frost-free freezer.



Bedroom one 15'10 x 9'3 (4.83m x 2.82m)

With built-in wardrobes.

En suite shower room 6'9 x 5'3 (2.06m x 1.60m)

With thermostatic shower, WC, wall unit with shaver socket, sink with mixer taps, heated towel rail, extractor fan and slip resistant floor.

Bedroom two 11'7 x 9'3 (3.53m x 2.82m)

Bathroom 6'9 x 5'8 (2.06m x 1.73m)

With bath with shower above, WC, wall unit with shaver socket, sink with mixer taps, heated towel rail, extractor fan and slip resistant floor.

Council tax band

C.



Tenure

The property is leasehold with 999 years from August 2018. A purchaser would have to ask their solicitor to check these details.

Ground rent

£625.00 per annum. A purchaser would have to ask their solicitor to check these details.

Service charge

£3,860.16 per annum which includes: water and sewerage, heating, hot water, services of the Lodge Manager, careline monitoring, building insurance, gardening, cleaning and lighting of the communal areas and lift maintenance. 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

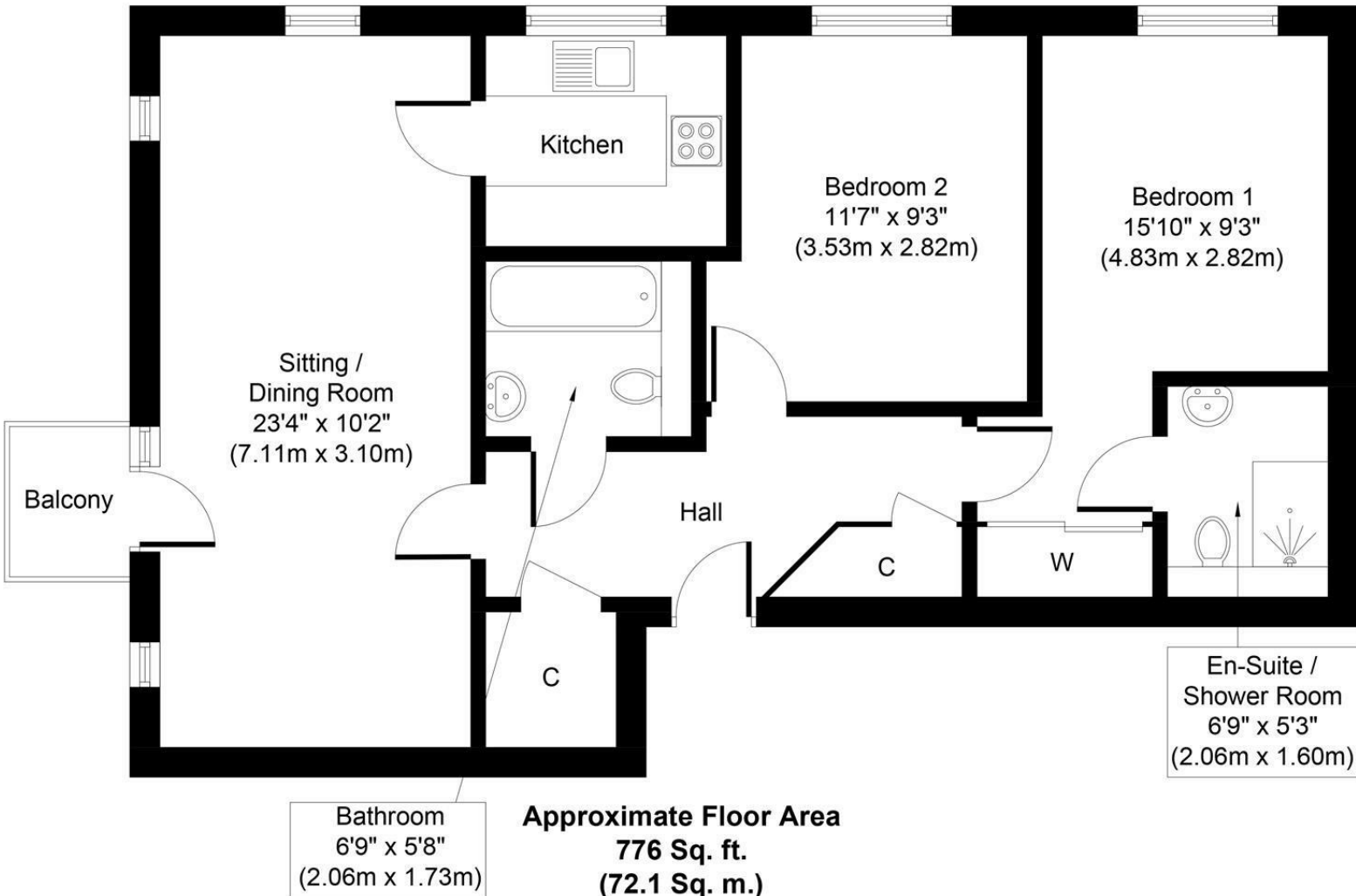
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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	83	83
(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 	



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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