

# CHARLES PECK

Sales • Lettings • Valuers



## **8 The Maltings, Henty Gardens, Chichester, PO19 3DW £172,500**

A well appointed ground floor retirement flat with the advantage of french windows opening onto a patio with communal gardens beyond. The Maltings is a popular retirement development close to Westgate and a short distance from the city centre with all of its facilities.

Entrance hall | Storage cupboard | Lounge/dining room | Kitchen | Bedroom with built-in furniture | Bathroom

Communal gardens | Residents lounge | House Manager | Laundry facilities | Lift

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## Location

The property stands in this very convenient position off Westgate, a short walk from the Cathedral and the centre of Chichester with all of its facilities including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre and the mainline railway station with services to London Victoria. It is approximately six miles to the coast and the sandy beaches at Wittering, also close by is the open countryside around The Downs with sporting and other events at Goodwood

## Entrance hall

With a large walk-in storage and airing cupboard.

## Sitting room 18'1 x 10'8 (5.51m x 3.25m)

With the advantage of french windows opening onto the patio in the westerly direction and with a side window in addition. There is an ornamental fireplace with an electric fire.

## Kitchen 6'11 x 5'7 (2.11m x 1.70m)

With stainless steel sink unit, fitted draws and cupboards and integrated oven with microwave above.

## Bedroom 14'9 x 8'10 (4.50m x 2.69m)

With westerly facing window and built-in bedroom furniture.

## Shower room

With shower cubicle, wash basin, WC, heated towel rail and extractor fan.

## Council tax band

C

## Tenure

We understand the property to be leasehold with 99 years remaining from 1985. A purchaser would have to ask their solicitor to check these details.

## Ground rent

We understand this to be £200.00 per annum. A Purchaser would need to ask their solicitor to check these details.



## Service charge

We understand this to be £2,826 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

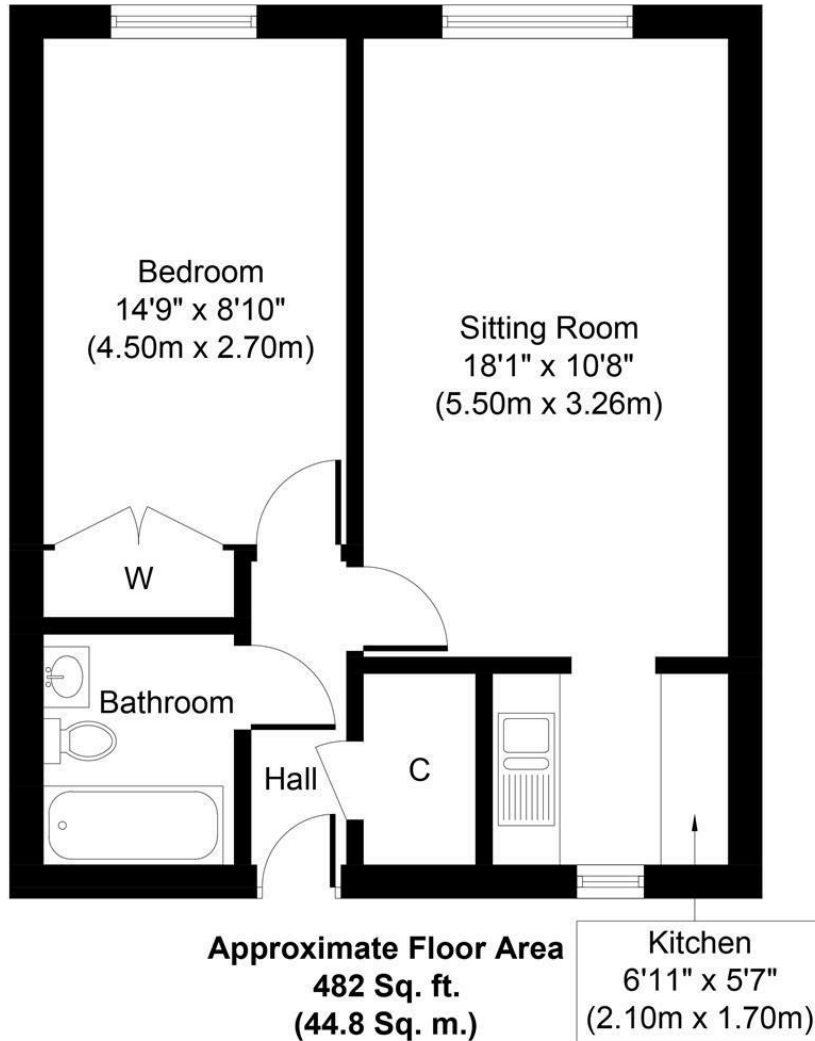
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## 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		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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