



Flat 8 Heather Court, Stockbridge Road, Chichester, PO19 8HJ

Guide Price £65,000 - Leasehold

 **Henry Adams**
estate agents

Flat 8 Heather Court, Chichester

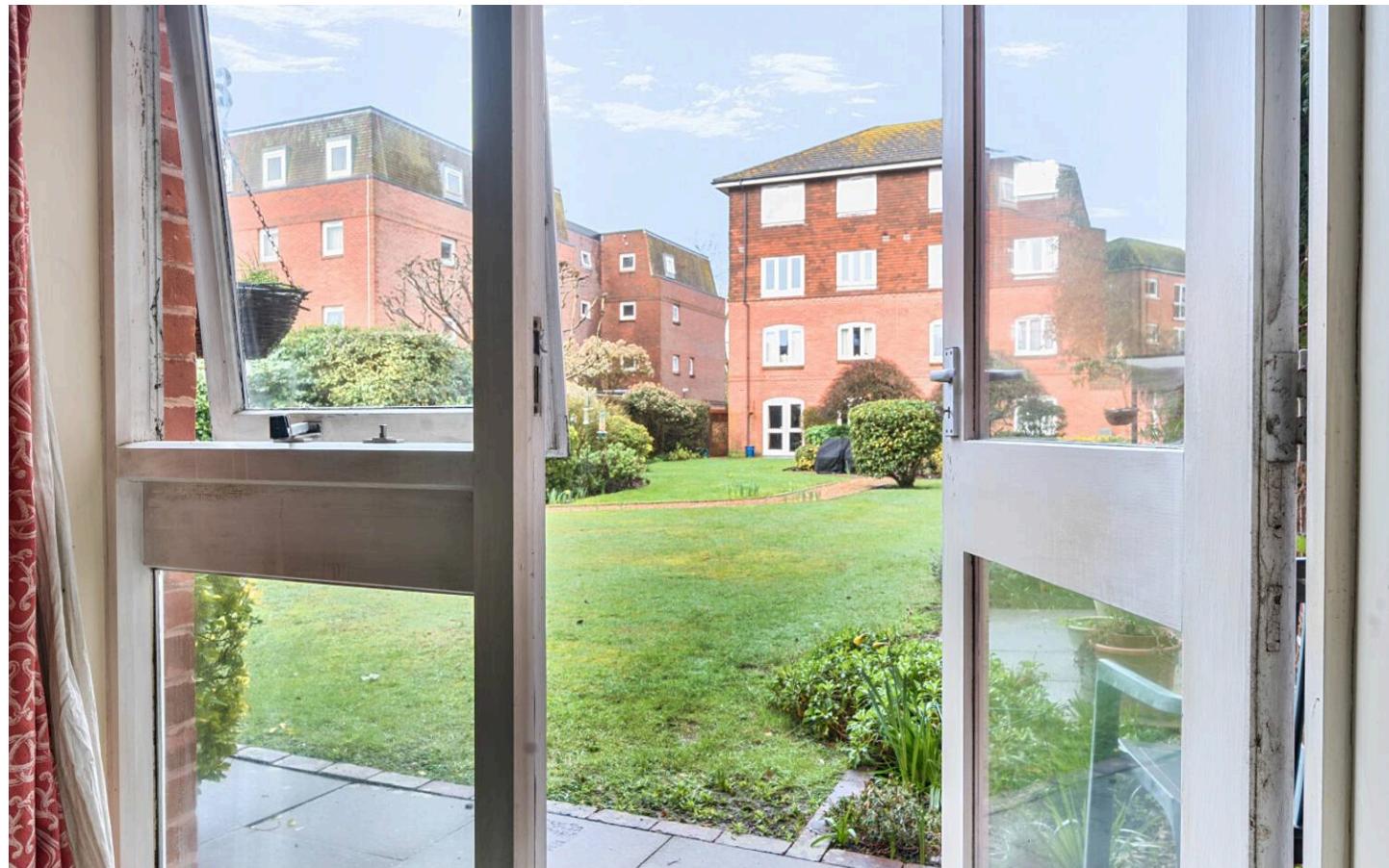
A west facing apartment with no chain.

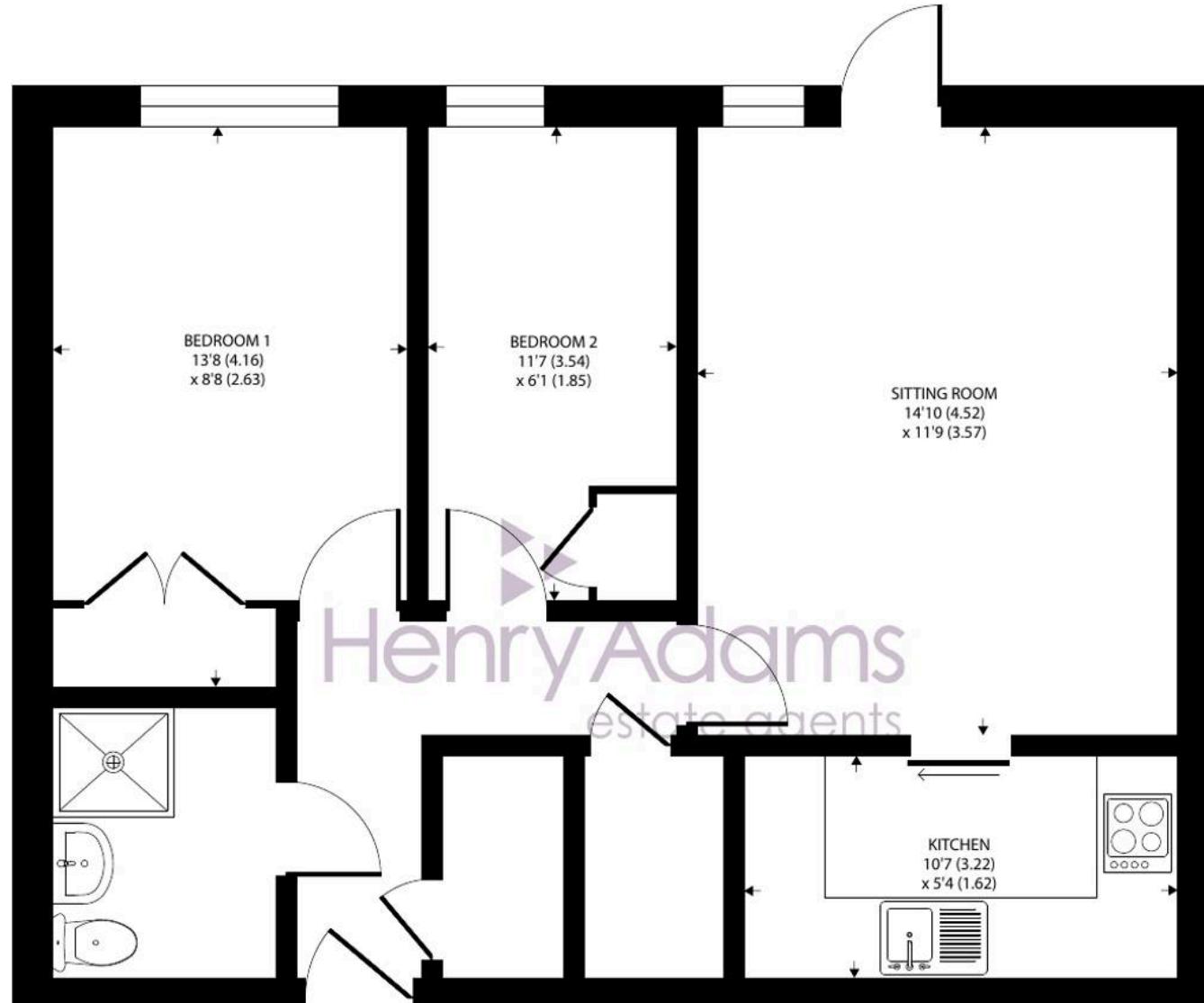
- Age restricted
- Westerly aspect
- Ground floor with doors opening to communal gardens
- Sitting room
- Kitchen
- Two bedrooms
- Shower room/WC
- New electric heaters
- Vacant possession
- Modernisation required

This age-restricted, ground-floor apartment enjoys a desirable westerly aspect, filling the property with natural afternoon light. With doors opening directly onto the well-maintained communal gardens, it offers a pleasant and easily accessible setting.

The accommodation comprises a sitting room, separate kitchen, two bedrooms and a shower room/WC. The property benefits from newly installed electric heaters and is offered with vacant possession, presenting an excellent opportunity for a buyer to modernise and personalise to their own taste.

Residents also enjoy the advantage of communal facilities including a residents' lounge, parking and the support of an on-site House Manager, creating a welcoming and secure environment.





GROUND FLOOR

Approximate Area = 568 sq ft / 52.7 sq m

For identification only - Not to scale



Lease: 99 year lease from 1985.

Service Charge: £2881.28 per annum.

Ground Rent: 128 per annum.

Chichester District Council - Tax Band B £1,817.72 EPC-C

Location - Located close to the city centre, bus and railway station. The cathedral city of Chichester offers excellent high street shopping, library, many fashionable restaurants, cafes and bars and Festival Theatre. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

Directions - From Southgate in Chichester, proceed in a southerly direction over the level crossing (adjacent to railway station) and carry on straight over at the traffic lights. Take the second turning on the left into Bridgerow Close and Heather Court is on the left. what3words - novel.digit.edits

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at
henryadams.co.uk

