



11 Byron Court, Stockbridge Road, Chichester, PO19 8ES

Guide Price **£150,000**

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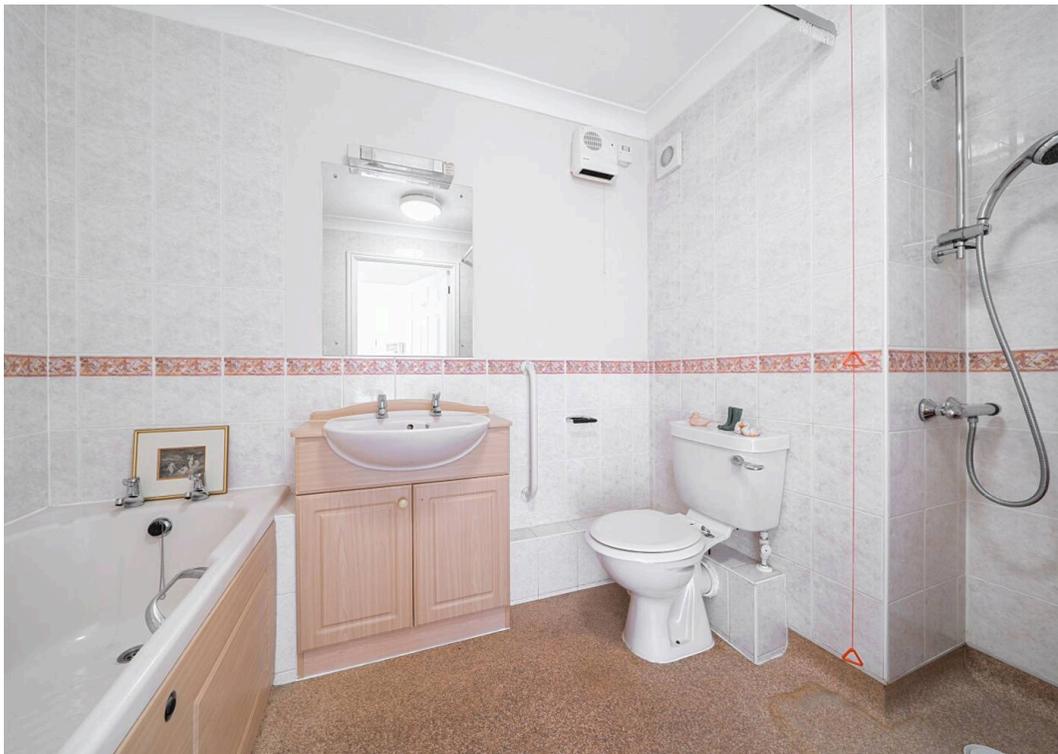
Chain fee apartment opening out onto attractive communal gardens.

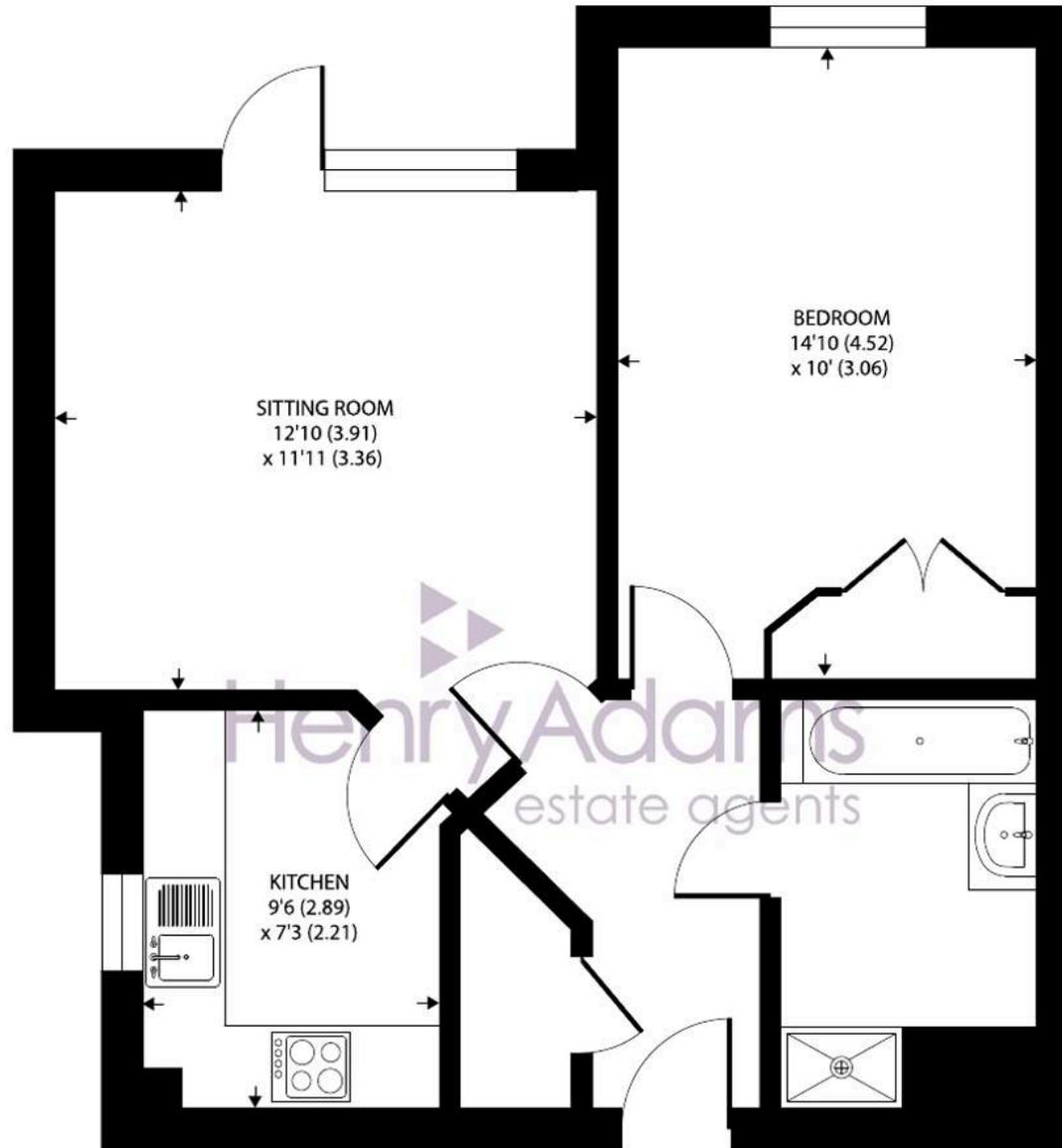
- Ground floor apartment
- Double bedroom
- Excellent communal facilities
- Conveniently located
- Direct access to gardens
- On-site restaurant
- Chain free purchase
- 24 hour on-site house manager

This well-proportioned ground floor, age-restricted apartment offers comfortable and convenient living, with the added benefit of direct access to beautifully maintained communal gardens. Ideally located close to local amenities, including nearby train and bus stations, the property features a welcoming sitting room, a kitchen, a double bedroom and bath/shower wet room.

Residents of Byron Court enjoy an exceptional range of on-site facilities designed to enhance both lifestyle and peace of mind. These include 24-hour staff support, a Careline alarm service, a communal lounge and dining room, laundry facilities, guest accommodation, parking, landscaped gardens and an activities room. The development is fully wheelchair accessible and also offers optional services such as freshly prepared meals served in the on-site ground floor restaurant, making it an ideal choice for those seeking comfort, security and a vibrant community environment.







GROUND FLOOR

Approximate Area = 528 sq ft / 49 sq m

For identification only - Not to scale



Leasehold: Balance of a 125 year lease from 01/01 /2004

Ground Rent: Currently £405.50 pa

Service Charge: £9,039.73 pa

Chichester District Council - 26/27 Tax Band C £2,215.25
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 the railway station, proceed south over the level crossing and Byron Court is approximately 0.2 of a mile on the left. what3words - grant.stage.result

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

