



Flat 11 Heather Court, Stockbridge Road, Chichester, PO19 8HJ

Guide Price £99,950

## Flat 11 Heather Court, Chichester

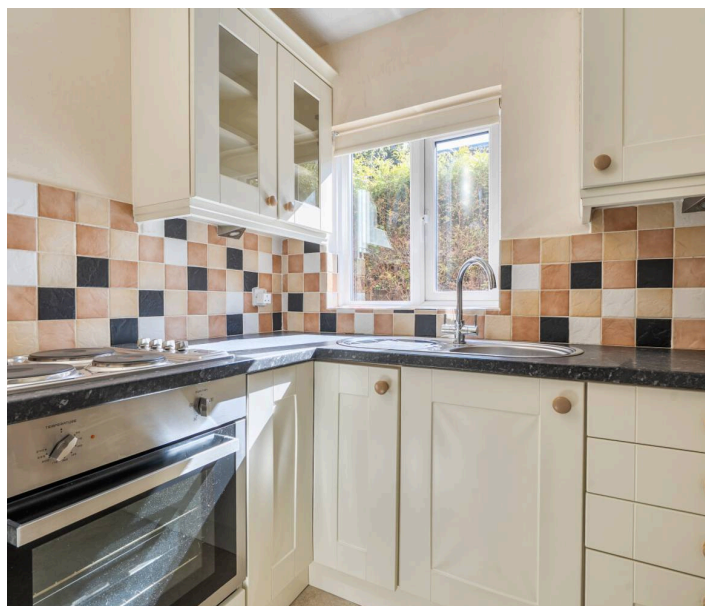
A south facing ground floor retirement apartment with no chain.

- Age restricted
- South aspect sitting room bathed in natural light
- Ground floor with doors opening to communal gardens
- Kitchen
- Two bedrooms
- Shower room/WC
- Vacant possession

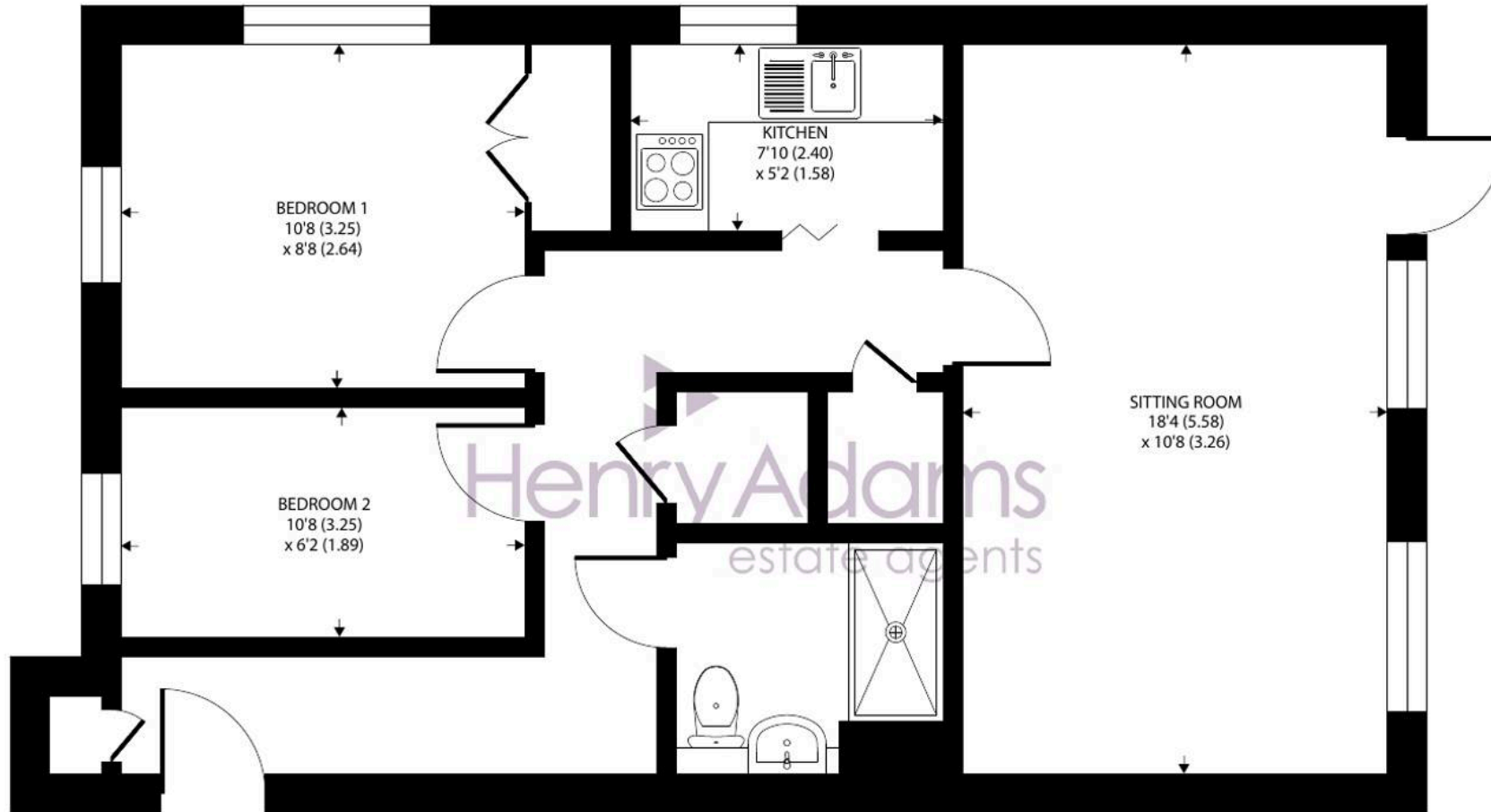
This well-presented, age-restricted ground-floor apartment benefits from a desirable south-facing aspect, filling the sitting room with natural light. A glazed door opens directly onto the beautifully maintained and attractively landscaped communal gardens.

The accommodation comprises a bright sitting room, a separate kitchen fitted with shaker-style cupboards, an integrated electric oven and hob and a window providing natural light. There are two bedrooms, one of which enjoys a dual aspect, along with a modern shower room/WC. There are two generous storage/linen cupboards, electric fire and panel heating, new windows throughout and the property is offered with vacant possession.

Residents further benefit from a range of communal facilities, including a comfortable residents' lounge, parking and the support of an on-site House Manager, creating a welcoming, secure and community-focused environment.







GROUND FLOOR

## Flat 11, Heather Court, Stockbridge Road, Chichester

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Henry Adams. REF: 1451532

Lease: 99 year lease from 1985.

Service Charge: £3,170.68 pa (Building Reserve £1,191.18)

Ground Rent: £150 per annum.

Chichester District Council - 26/27 Tax Band B £1,938.33 EPC-D

**Location** - Located close to the Canal Basin, 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.

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