



**1 Byron Court, Stockbridge Road, Chichester, PO19 8ES**

Guide Price **£175,000**

# 1 Byron Court, Chichester

- Retirement development
- City centre location
- Ground floor apartment
- Two bedrooms
- East and West facing windows to sitting room/bedrooms
- Vacant possession
- 24 hour manager
- On site restaurant
- Residents' lounge
- Communal parking

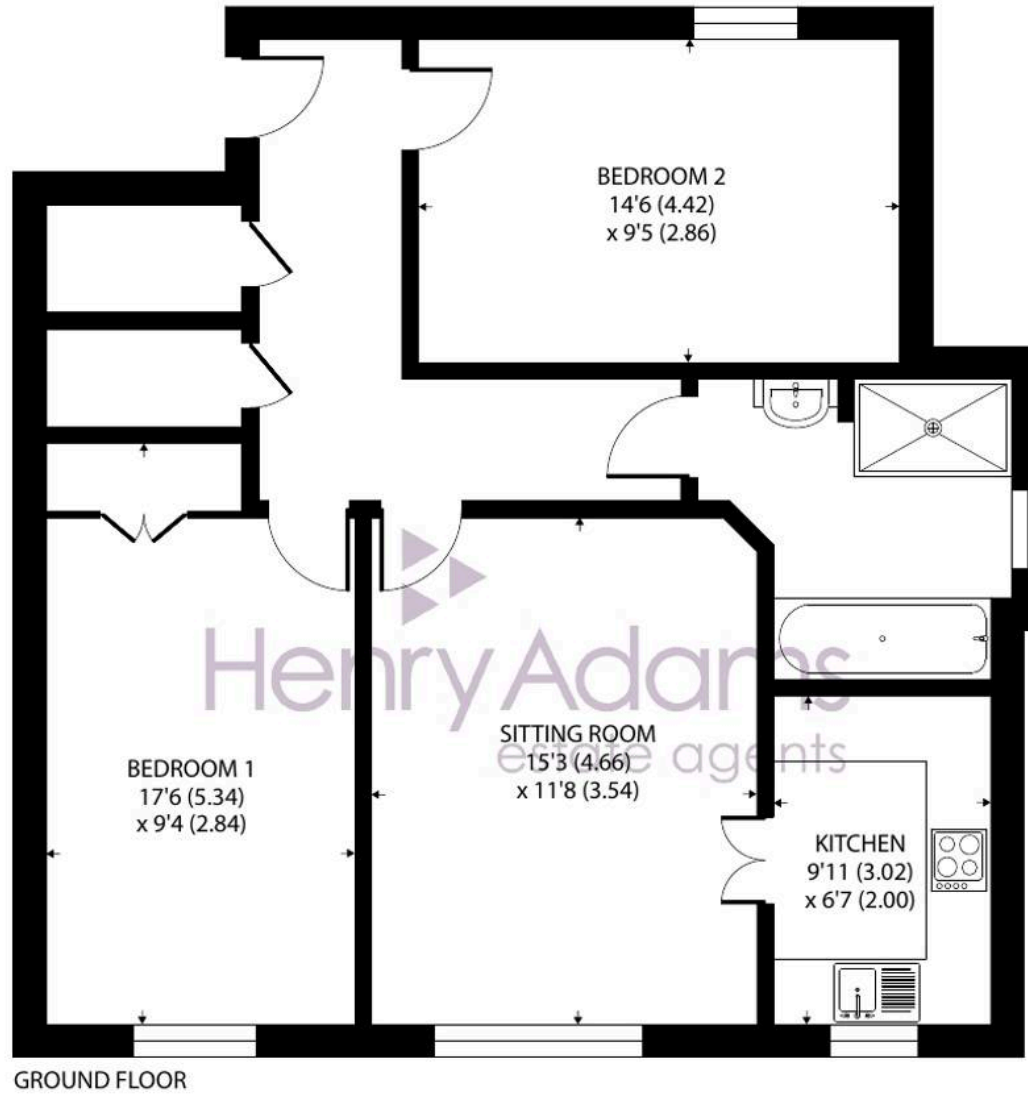
Situated within a highly regarded purpose-built retirement development, conveniently located close to the city centre and its excellent range of shops, amenities, and transport links, this well-proportioned ground floor apartment offers comfortable and practical accommodation throughout.

The property comprises a bright and welcoming sitting room, fitted kitchen, two bedrooms and a bathroom with a wet room shower, designed for ease of living.

Offered with the advantage of vacant possession, residents enjoy a range of excellent facilities, including the reassurance of a 24-hour estate manager, an on-site subsidised restaurant, residents' lounge and communal parking. This popular development provides a secure and sociable environment, making it an ideal choice for those seeking independent retirement living.







Approximate Area = 793 sq ft / 73.6 sq m

For identification only - Not to scale



Service Charge: Currently £11,784.55 pa

Ground Rent: £475 pa

Lease: 125 year lease from 01/01/2004

Chichester District Council - 26/27 Band D £2,492.15 EPC-C

**Location** - Located close to the city centre, bus, railway station and opposite Chichester gate complex where there are various amenities such as cinema and gym . The cathedral city of Chichester offers excellent high street shopping, library, many fashionable restaurants, cafes and bars and Chichester 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](http://henryadams.co.uk)

