



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

Guide Price **£125,000**

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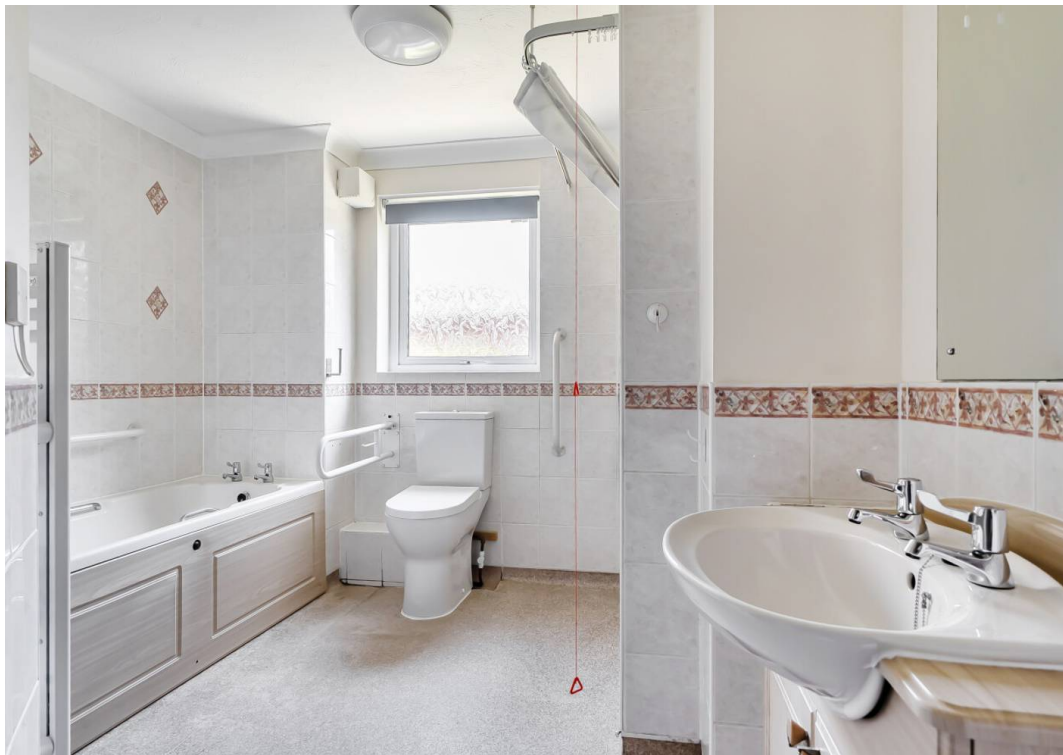
- Garden retirement apartment
- Double bedroom
- Direct access to communal gardens
- Vacant possession
- Comprehensive facilities
- Close to city centre

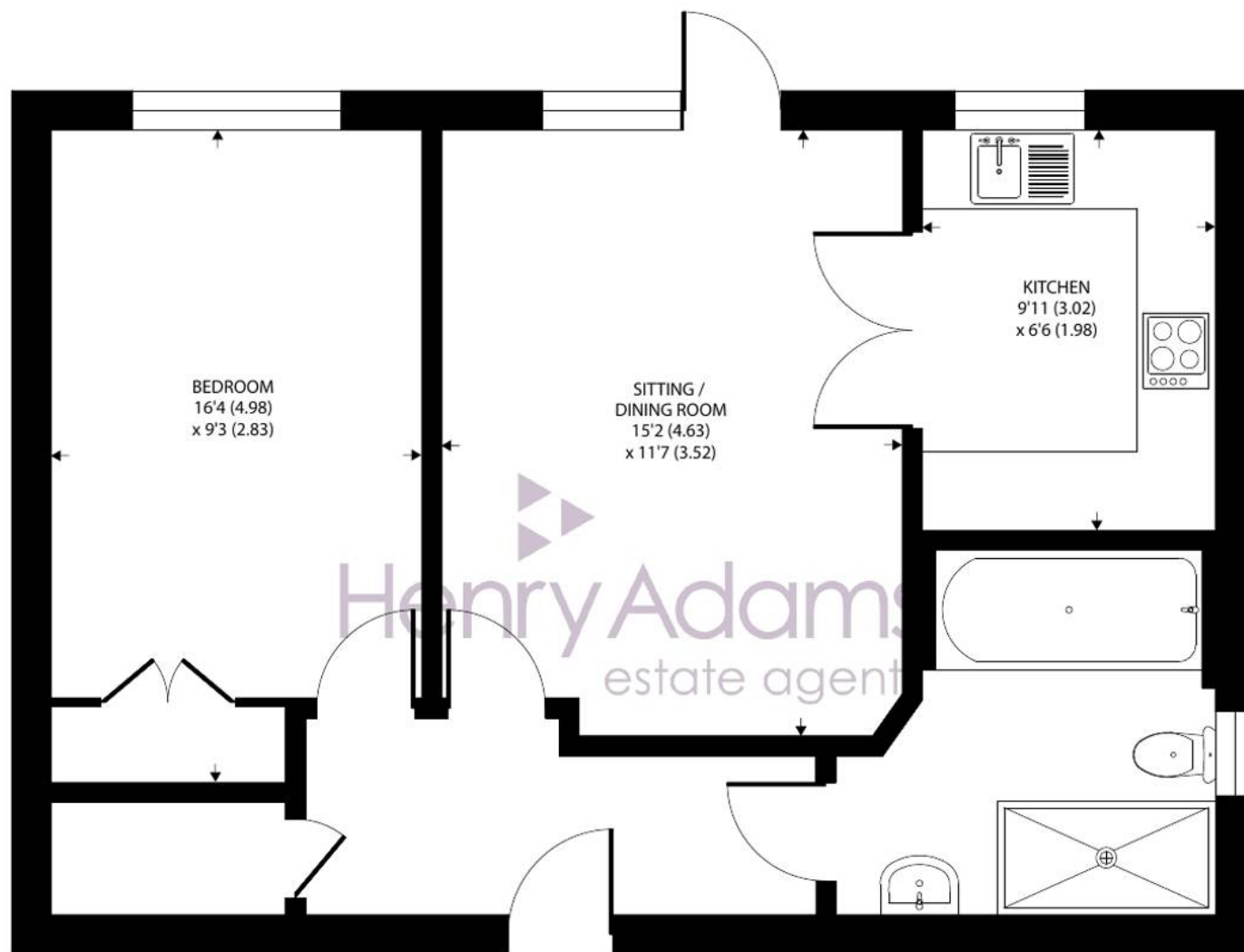
Enjoy comfortable, independent living in this well-presented ground floor retirement apartment, ideally situated in a convenient location close to local amenities.

Offering the benefit of vacant possession, this attractive home features a kitchen, a bright and welcoming sitting room with doors opening onto a west-facing patio, providing direct access to the beautifully maintained communal gardens. The spacious double bedroom includes a fitted wardrobe, while the modern wet room with bath, shower and window offers both practicality and comfort.

Designed exclusively for age-restricted living, the development provides excellent on-site facilities, including a 24-hour house manager, a subsidised in-house restaurant, a residents' lounge, laundry room, attractive communal gardens and communal parking. Combining security, convenience and a strong sense of community, this apartment is an ideal choice for those seeking a relaxed retirement lifestyle.







GROUND FLOOR

Approximate Area = 573 sq ft / 53.2 sq m

For identification only - Not to scale



Location – Located close to the city centre, bus, railway station and opposite Chichester gate complex where there is 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

Lease: 125 year lease granted 01/01 /2004

Service Charge:

Ground Rent:

Chichester District Council – 26/27 Tax Band C £2,215.25
EPC–D

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

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