



1 Benjamin Court Malthouse Road, Selsey, PO20 0BG

Guide Price **£156,750** Leasehold

1 Benjamin Court Malthouse Road

Selsey, Chichester

Located in the heart of the high street close to the amenities and bus route is this purpose built ground floor flat that also enjoys an area of outside space adjacent to the living room.

The property is entered via a communal entrance with security entry phone system where there is a private front door into the property and also a rear door to the covered parking space. Once inside, an entrance hall provides access to the living room, double bedroom & shower room with the kitchen accessible via the living room. The kitchen enjoys a good level of worktop & cupboard space for a home of this type along with integrated washing machine and fridge/freezer.

In addition to the location and convenience of the property it enjoys sealed unit double glazing and electric heating. Externally along the front of the property - underneath the living & bedroom windows - there is a 'strip' of garden that we're advised belongs to the property and is laid to coloured stone for ease of maintenance and the use of pot plants. While to the rear there is a covered, allocated parking space.

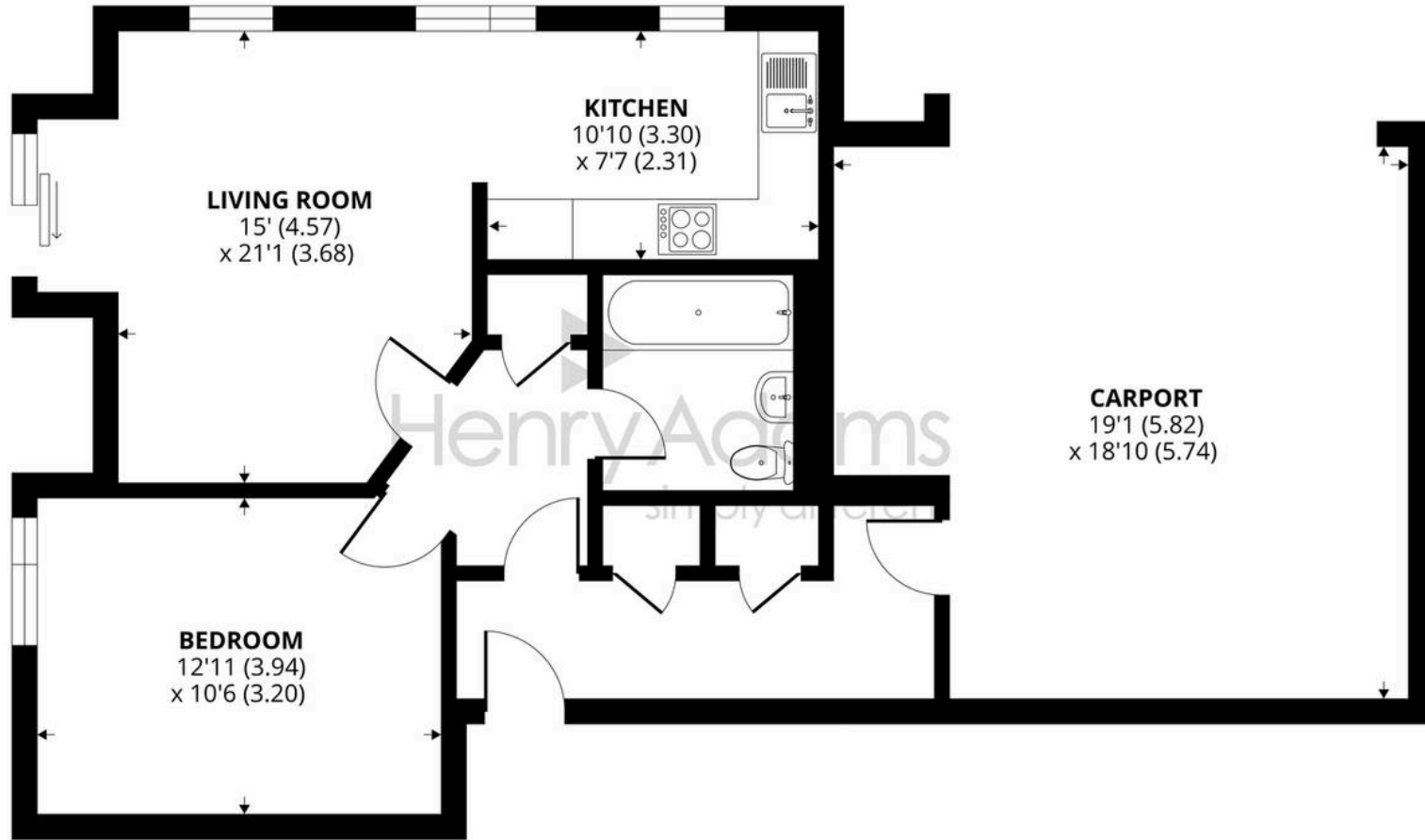
N.B. We've been made aware that there is no management company currently fulfilling their obligations

Council Tax band: A, £1,682.94

Tenure: Leasehold Term : 125 years from 1 January 2010

EPC Energy Efficiency Rating: C





GROUND FLOOR

1 Benjamin Court, Malthouse Road

Approximate Area = 624 sq ft / 57.9 sq m (excludes car port)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Henry Adams. REF: 606087





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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.