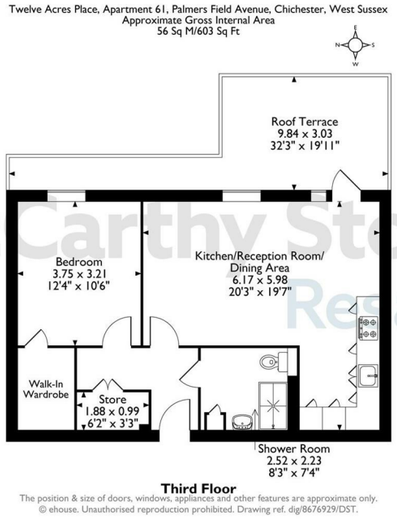
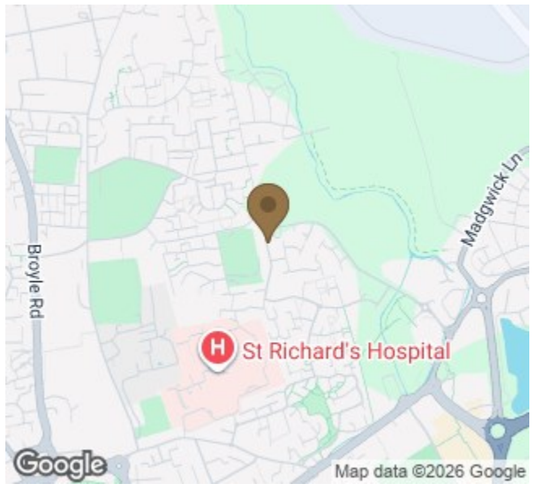
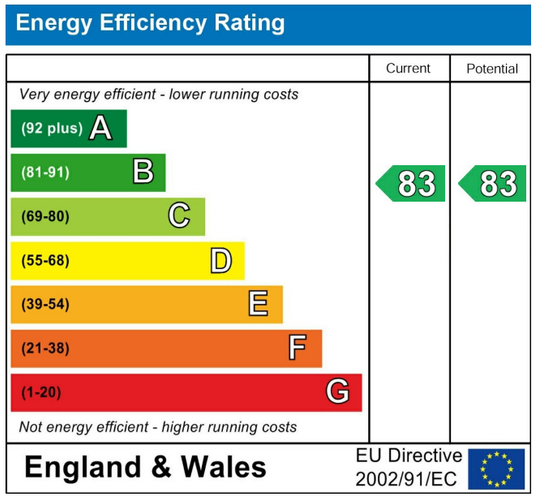
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







61 Twelve Acres Place

Palmers Field Avenue, Chichester, PO19 6GT

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 61 Twelve Acres Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £365,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented one bedroom apartment
- Third floor boasting stunning views
- Spacious walk-out balcony
- Beautiful landscaped gardens
- South facing roof terrace & sun lounge
- Social Home Owners Lounge
- Bistro restaurant serving meals daily
- Estate Manager & 24 hour staffing
- Wellness suite
- Flexible support available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

61 Twelve Acres Place, Chichester

1 | 1 | Asking price £365,000

Development Overview
Twelve Acres Place is situated on the unique Graylingwell Park, the largest carbon neutral development in the UK, and is a Retirement Living PLUS development for the over 70's. This McCarthy Stone development offers stylish communal facilities and an amazing location.

Communal facilities include a homeowners lounge where social events and activities take place, a Bistro restaurant, a Sun Lounge, roof terrace, a wellness suite and landscaped gardens.

If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a fully equipped laundry room as well as a mobility scooter charging room.

For your peace-of-mind, there is an Estate Manager and 24 hour staffing, as well as a 24 hour emergency call system provided by a personal pendant and call points throughout the apartment and development.

In addition, one hour of domestic support per week is included in the service charge with additional services including care and support available at an extra charge.

Graylingwell Park is an eco-friendly Conservation Area of parkland mixed with Grade II listed buildings, a monument, landmarks and hundreds of protected trees.

Apartment Overview
This beautifully presented apartment offers a bright and contemporary open-plan living space, enhanced by large windows and a glazed door leading to an impressive walk-out P-shaped balcony with stunning far reaching views.

The stylish fitted kitchen is seamlessly integrated into the living area and features a range of modern units, an integrated oven and hob, fridge and freezer, creating a practical and attractive space for everyday living.

The generous double bedroom benefits from plenty of natural light and includes a walk-in wardrobe with hanging rails and shelving, providing excellent storage.

Completing the accommodation is a modern shower room, fitted with a walk-in shower, WC and vanity unit, with attractive tiling throughout.

Social Lifestyle
The Communal Lounge is at the heart of the community at the development and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Twelve Acres Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens
One of the main social hubs of Twelve Acres Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Roof Terrace
Twelve Acres Place boasts a stunning large south facing roof terrace . This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

One hour of domestic support per week is included in the service charge

The annual service charge is £8,805.60 for the financial year ending 28/02/2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Lease Information
Lease Length: 999 years from 1st Jan 2025

Additional Information & Services
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













