

44 Byron Court Stockbridge Road, Chichester, PO19 8ES

Guide Price £95,000 - Leasehold

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A spacious retirement apartment with excellent communal facilities.

- Second floor retirement apartment
- One double bedroom
- Kitchen
- Spacious sitting room
- Bath/shower wet room
- Vacant possession
- 24 Hr on site manager
- Serviced restaurant
- Communal facilities

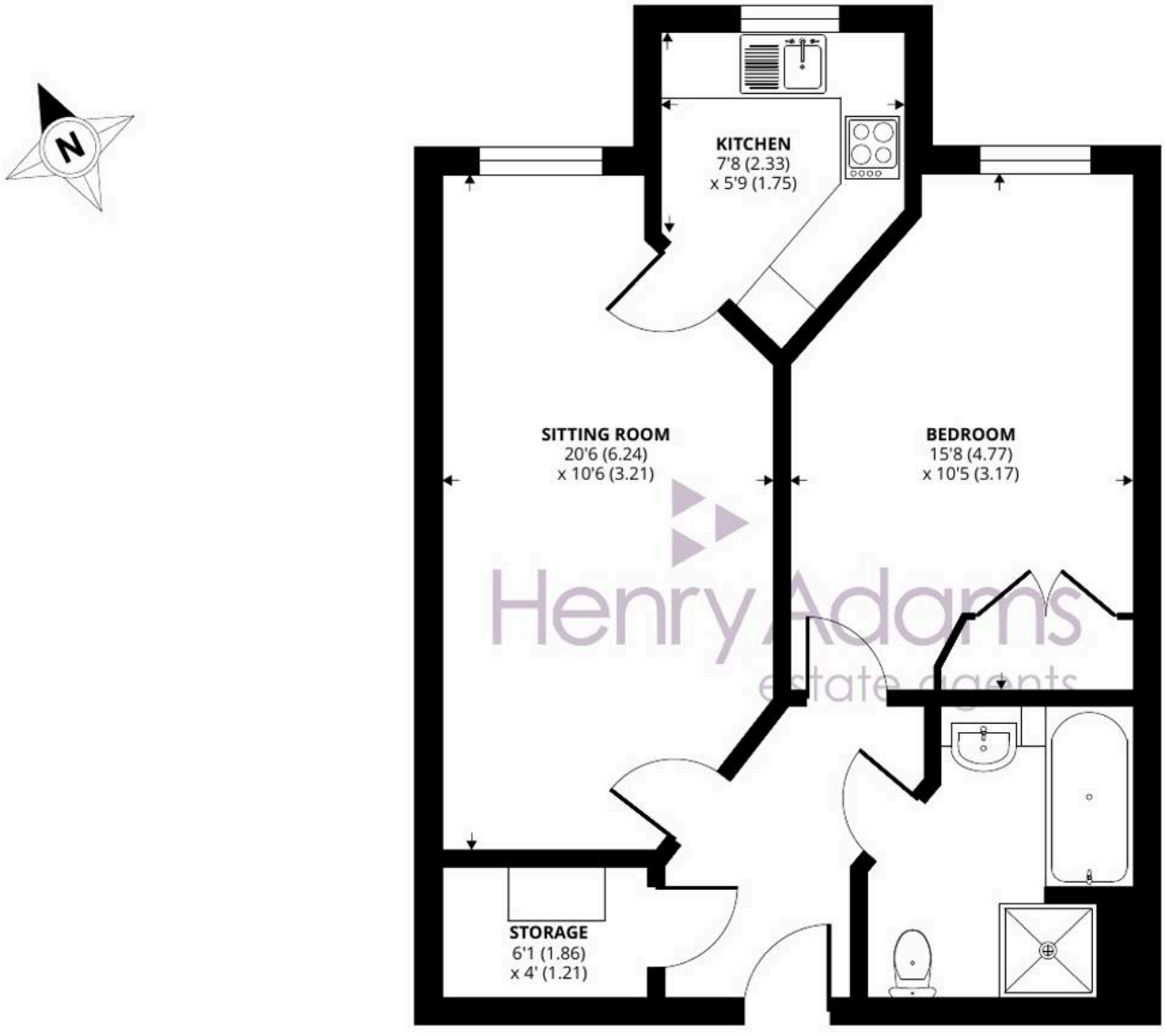
This attractive second floor apartment offers comfortable, low-maintenance living with a spacious double bedroom with built in wardrobe, a well-appointed kitchen and a bright spacious sitting room. The modern bathroom with level wet room area adds convenience.

Offered with vacant possession, the property is ready for immediate occupancy. Residents enjoy peace of mind with a 24-hour on-site manager, access to a serviced restaurant, and a range of excellent communal facilities, creating an ideal blend of independence and support in a welcoming community environment. The service charge includes the cleaning of communal areas and 1 hours domestic help per week for the residents in each apartment. The development enjoys attractive communal gardens and direct access to these gardens is provided off the sitting room of this flat.









SECOND FLOOR

Approximate Area = 554 sq ft / 51.4 sq m

For identification only - Not to scale

Location - Located close to the 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 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

Tenure: We understand the property to be leasehold for 125 years from 2003

Ground rent: £405 per annum

Service charge: £8,575.33 per annum for 01/09/24-31/08/25

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-C

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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