

£170,000 Leasehold

Bleaches Court, Lavant, Chichester, West Sussex PO18 0FE



- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- Small Rear Patio Area
- Attractive, Semi-Rural Location
- Approx. 486 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Allocated, Off-Street Parking Space
- Chichester City Centre Within Easy Reach

## GENERAL DESCRIPTION

Bleaches Court is a modern development, built in a period style to better compliment the existing local housing stock. This flat is on the ground floor and has its own entrance. There is a twenty-three-foot reception with open-plan kitchen and windows on two sides, The bathroom is a good size and the bedroom leads out to a small rear patio area which, in turn, provides access to an allocated, off-street parking space. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. Lavant is a rural area of three villages in a region probably best known for nearby Goodwood House and the associated racecourse and festivals. There is attractive countryside to walk or cycle through while still being within easy reach of Chichester city centre.

**Tenure:** Leasehold (125 years from 01/01/2007).

**Service Charge:** £92.32 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

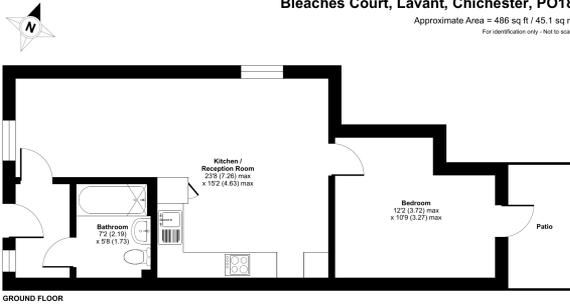
**Council Tax:** Band B, Chichester District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

**Bleaches Court, Lavant, Chichester, PO18**

Approximate Area = 486 sq ft / 45.1 sq m  
For identification only - Not to scale



GROUND FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS) Residential, © Urbanmoves 2025. Produced for Urban Moves, REF: 188515

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

#### Reception

23' 8" max. x 15' 2" max. (7.21m x 4.62m)

#### Kitchen

included in reception measurement

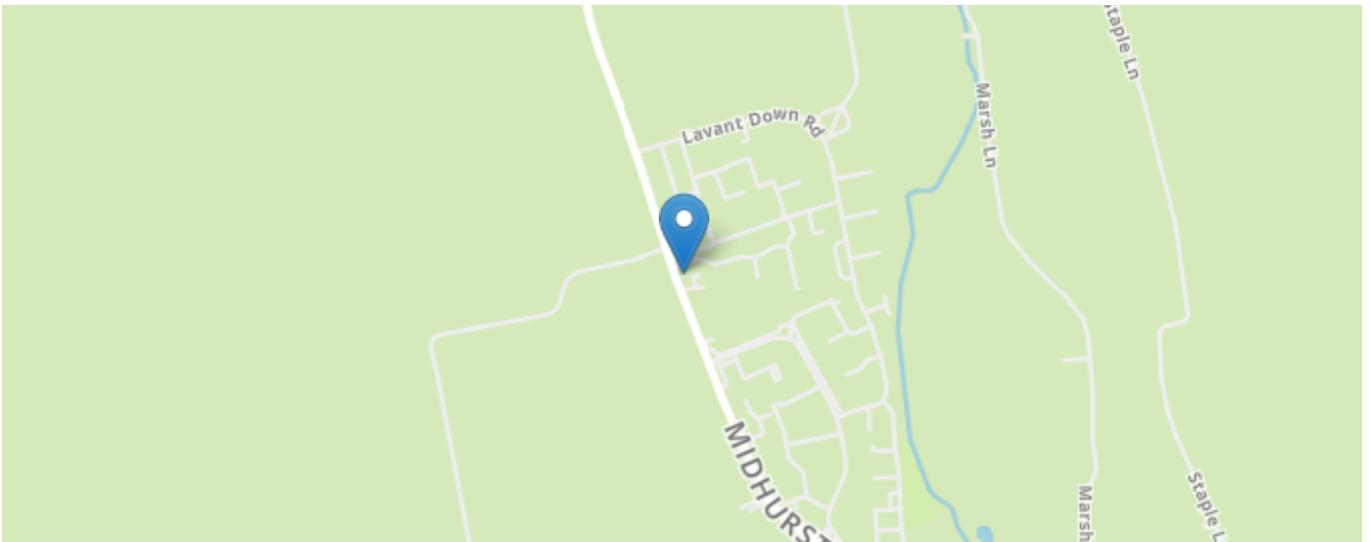
#### Bedroom

12' 2" max. x 10' 9" max. (3.72m x 3.27m)

#### Patio

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.