

£240,000 Leasehold

Anna Sewell Way, Chichester, West Sussex PO19 6EQ



- First Floor
- Dual Aspect Reception Room
- Stylish Bathroom
- South-Facing Balcony
- Approx. 598 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

A spacious and smartly-presented flat on the first floor of this recently-constructed development. The property has a dual-aspect reception room with double doors that lead out onto a south-facing balcony. The semi-open-plan kitchen features sleek, white units, tiled splashbacks and integrated appliances. There is a generously-sized bedroom, a simple yet stylish bathroom and a pair of built-in storage/utility cupboards have been provided in the entrance hall. Well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. To the rear of the block is a parking area which includes a space allocated to this flat. Anna Sewell Way is close to Havenstoke Park and only a brief drive, or bike ride, from the city centre.

Tenure: Leasehold (125 years from 01/01/2021).

Service Charge: £152.78 per month (subject to annual review).

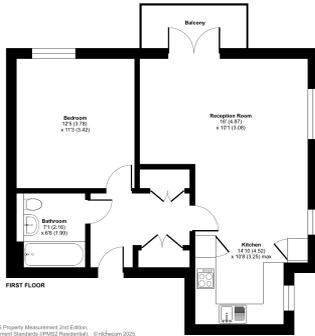
Council Tax: Band B, Chichester District Council.

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 not permitted (except assistance animals).



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Approximate Area = 598 sq ft / 55.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS Residential) © Urbanmoves 2022. Produced for Urban Moves. REF: 1275661

DIMENSIONS

FIRST FLOOR

Entrance Hall

Kitchen / Dining Area
14' 10" x 10' 8" max. (4.52m x 3.25m)

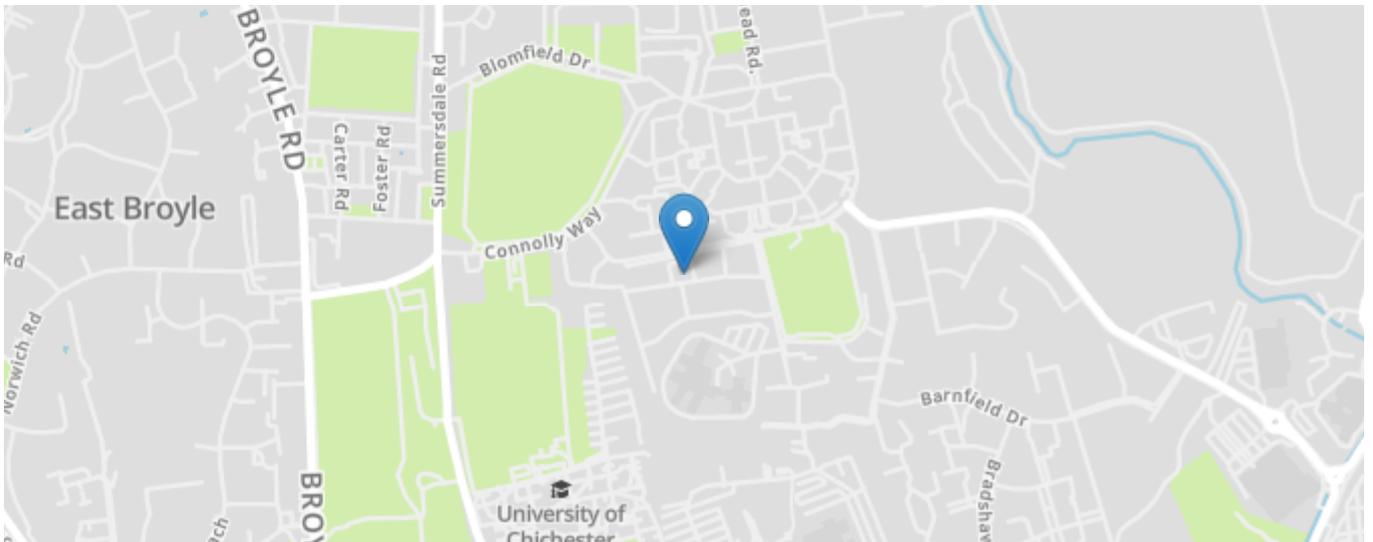
Reception Area
16' 0" x 10' 1" (4.87m x 3.08m)

Balcony

Bedroom
12' 5" x 11' 3" (3.78m x 3.42m)

Bathroom
7' 1" max. x 6' 6" max. (2.16m x 1.98m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.