

WHITE &  
BROOKS  
CHICHESTER

£215,000

Swanfield Drive • Chichester • West Sussex

## “Ground Floor Flat”



- ❖ Located in Chichester close to Shops, Hospital & City Centre
- ❖ 2 Bedrooms
- ❖ Spacious Sitting Room
- ❖ Kitchen
- ❖ Small Private Outside Space
- ❖ Allocated Parking Space
- ❖ Gas Central Heating and Double Glazed Throughout

# About The Property

Spacious Ground Floor Flat close to Shops, Hospital and Chichester City Centre. The property briefly comprises Spacious Sitting Room with space for dining table and doors leading to Private Outside Area, Kitchen, 2 Double Bedrooms, one with built in wardrobe and Bathroom.

This Ground Floor Flat also benefits from allocated Parking Space.

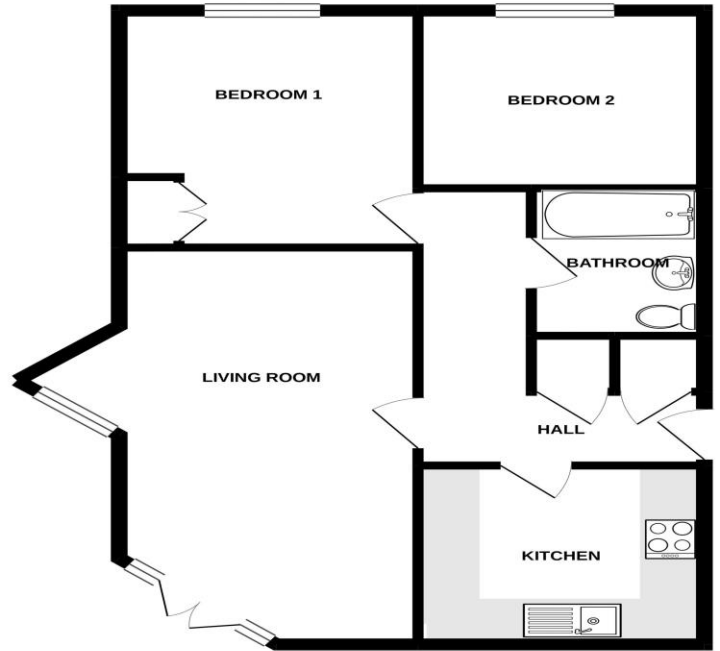
115 Year Lease.

Viewing is essential to see what the property has to offer.



# Floorplan and EPC

**GROUND FLOOR**  
644 sq. ft. (59.9 sq. m.) approx.



**TOTAL FLOOR AREA : 644 sq. ft. (59.9 sq. m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Performance Certificate** HM Government

1 **Property:** Coast, Beachfield Drive, CHICHESTER, PO18 8AN

**Domestic EPC:** Ground floor flat **Reference number:** 0056-2868-0261-2021-0561

**Date of assessment:** 06 July 2019 **Type of assessment:** Midway, existing dwelling

**Valid until:** 05 July 2024 **Valid from date:** 05 July 2019

Use this document to:  
 1. Compare current ratings of properties to see which properties are more energy efficient  
 2. Estimate current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of heating for 3 years:** **£ 1,188**

Estimated energy costs of other services			
	Current costs	Potential costs	Potential future savings
Lighting	£ 188 over 3 years	£ 188 over 3 years	
Heating	£ 717 over 3 years	£ 717 over 3 years	Not applicable
Hot Water	£ 283 over 3 years	£ 283 over 3 years	
<b>Totals</b>	<b>£ 1,188</b>	<b>£ 1,188</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water, plus the cost of other services, over the next 3 years. The potential energy cost for lighting, appliances, hot water, air conditioning, heating and electricity generated by micro-generation.

**Energy Efficiency Rating**

	Current	Potential
Energy Efficiency Rating	<b>D</b>	<b>B</b>

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The energy efficiency rating for a dwelling is dependent on the energy used by heating, hot water, lighting and other services. The EPC rating shown here is based on standard assumptions about construction and energy costs. It may not reflect how energy is actually used by individual occupants.



# Room Details

## Entrance Hall

Hallway leading to Kitchen, Sitting Room and Bathroom.

## Kitchen 8' 7" x 9' 5" (2.62m x 2.87m)

Double glazed windows with spotlights. Gas Hob with extractor fan, built in cooker, sink and half with mixer tap. Tiled in primary areas with wall mounted and standard level units.

## Sitting Room 20' 3" x 10' 11" (6.17m x 3.32m)

Light and spacious Sitting Room with double glazed window and double doors leading onto small outside private space. Gas Central Heating with 3 pendant lights, carpeted throughout and space for dining table.

## Bedroom 1 12' 8" x 10' 6" (3.85m x 3.2m)

Double glazed window, wall mounted radiator, pendant lighting, built in wardrobe and carpeted throughout.

## Bedroom 2 8' 8" x 10' 0" (2.65m x 3.05m)

Double glazed window, pendant lighting, wall mounted radiator and carpeted throughout.

## Bathroom

Bath with Shower over, sink and toilet. Tiled in primary areas.

