

WHITE &
BROOKS
CHICHESTER



Offers in Excess of £210,000

Melbourne Road • Chichester • West Sussex

“Age Restricted Terraced Bungalow”

- ❖ Walking distance of Chichester City Centre & Hospital
- ❖ 2 Bedrooms
- ❖ 1 Reception Room
- ❖ Kitchen
- ❖ Own Private Garden with Private Entrance from Street
- ❖ Management Staff between 9.00am - 1.00pm & Careline Alarm Service
- ❖ Communal Gardens & Laundry Room

About The Property

This Age Restricted Terraced Bungalow conveniently located within walking distance of Chichester City Centre and the Hospital. For peace of mind there is Managed Staff between the hours of 9.00am and 1.00pm along with Careline Alarm Service.

This property briefly comprises of own private entrance from main street, Sitting Room, Kitchen, Two Bedrooms with storage and Walk-in Shower Room.

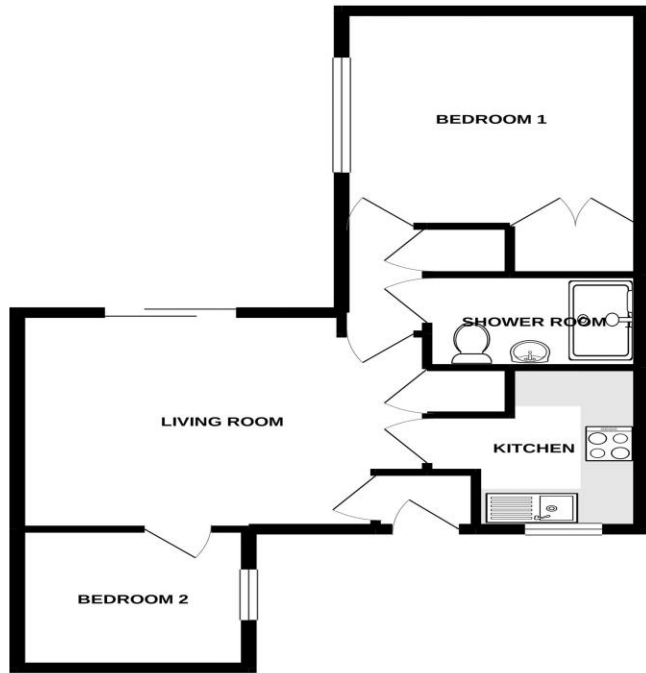
This property further benefits from its own private garden, parking for residents and additional further communal garden as well as laundry room for residents.

New residents accepted from 60 years of age.



Floorplan and EPC

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 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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Room Details

Front Entrance

Small Entrance Hall through double glazed opaque door. Leads through to Sitting Room.

Sitting Room 12' 2" x 15' 5" (3.7m x 4.7m)

Storage heating and pendant lighting with doors leading to Kitchen Area, Hallway, Bedroom 2 and double doors leading out onto the garden.

Kitchen 8' 11" x 8' 0" (2.71m x 2.44m)

Small Kitchen to the front aspect, has double glazed window looking out onto maintained courtyard / gardens. strip lighting and a mixture of standard and higher level cupboards, single sink, space for an oven, space for tall fridge freezer and pantry style cupboard. There is a Laundry Room on the site and can be accessed at all times.

Master Double Bedroom 12' 1" x 11' 3" (3.69m x 3.44m)

Double Bedroom with fitted cupboards, double glazed window to the side aspect, pendant light and storage heating.

Bedroom 2 7' 10" x 8' 8" (2.39m x 2.64m)

Small double bedroom with pendant light, wall mounted electric radiator and double glazed window from the side aspect.

Walk In Shower Room

Tiling around the primary areas, walk in shower with pull down seat, toilet, sink and heated towel rail.

Airing Cupboard

Airing cupboard with water tank

Garden

Fenced around and leads out from the Sitting Room with sliding double glazed door. All laid to patio and shingle, very low maintenance. Residence parking available for a couple of cars on a first come first served basis.

On Site Facilities

Development offers Laundry Rooms and on site help from 9am until 1pm. Residence parking available on a first come first served basis.

