

# White & Brooks

CHICHESTER

## Offers in Excess of £145,000

Stockbridge Road • Chichester • West Sussex

### “Two Bedroom First Floor Retirement Property”



- ❖ Central Chichester Location
- ❖ Living/Dining Room
- ❖ Kitchen
- ❖ Shower Room
- ❖ Communal Living Room & Laundry Facilities
- ❖ Immaculate Communal Gardens
- ❖ On-Site Manager
- ❖ Residents Parking

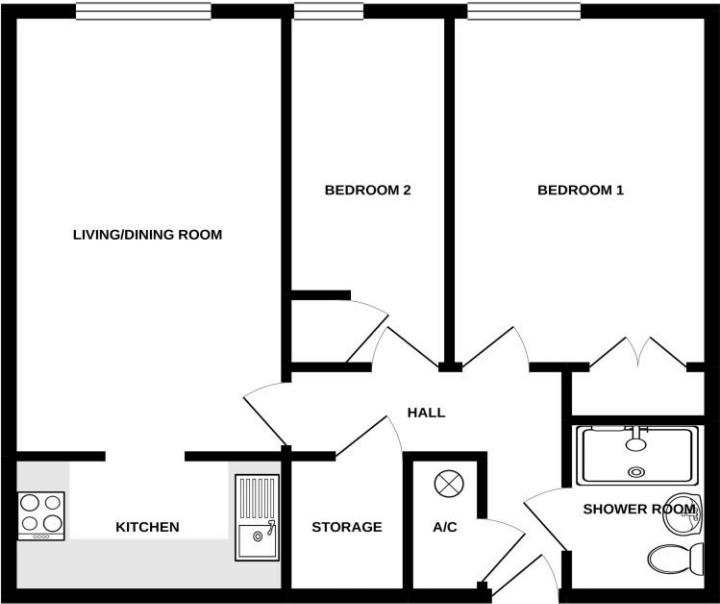
# About The Property

Situated near the canal and in close proximity to the Centre of Chichester is this purpose built first floor, two bedroom retirement flat. This modern property offers well proportioned accommodation and looks out onto south facing immaculate well kept communal gardens. The property also benefits from communal meeting and dining areas and also laundry facilities. The accommodation comprises of living/dining room, kitchen, two double bedrooms and walk-in shower room. An internal viewing is essential to appreciate all the property has to offer.

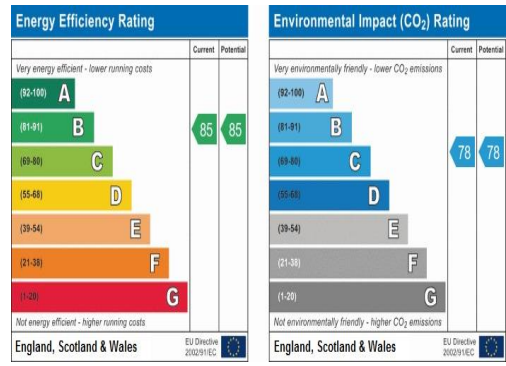


# Floorplan and EPC

GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq ft. (56.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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. Issue with Message 10/2021



# Room Details

## Entrance Hall

Leading to airing cupboard, storage cupboard, shower room, sitting/dining room, bedroom 1 and bedroom 2.

## Sitting/Dining Room 17' 5" x 10' 3" (5.30m x 3.12m)

Double glazed window, carpet throughout, pendant lighting, room for dining table.

## Kitchen 10' 2" x 5' 2" (3.10m x 1.57m)

Standard and higher level units, tiled throughout, electric cooker and sink with mixer tap.

## Bedroom 1 14' 2" x 9' 7" (4.31m x 2.92m)

Built in wardrobe, carpet throughout, double glazed window with pendant lighting.

## Bedroom 2 14' 2" x 6' 0" (4.31m x 1.83m)

Double glazed window, built in wardrobe, carpet and pendant lighting.

## Shower Room 6' 6" x 5' 3" (1.98m x 1.60m)

Walk in shower unit, toilet, sink and tiled in primary areas.

