

**White &  
Brooks**

CHICHESTER



**7, Harington Lodge, 117 The Hornet, Chichester,  
West Sussex, PO19 7BX**

**Asking Price: £330,000**

*Leasehold*

# 7, Harington Lodge, 117 The Hornet, Chichester, West Sussex, PO19 7BX

A beautiful ground floor one bedroom retirement apartment built by Churchill Retirement Homes, situated in a central location, close to all the essential amenities and public transport.

The accommodation comprises a Fitted Kitchen/Living Room with integrated appliances including a fridge/freezer and washer/dryer. The Double Bedroom benefits from fitted wardrobes, and there is a Shower Room. Externally there are communal gardens which have been carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands.

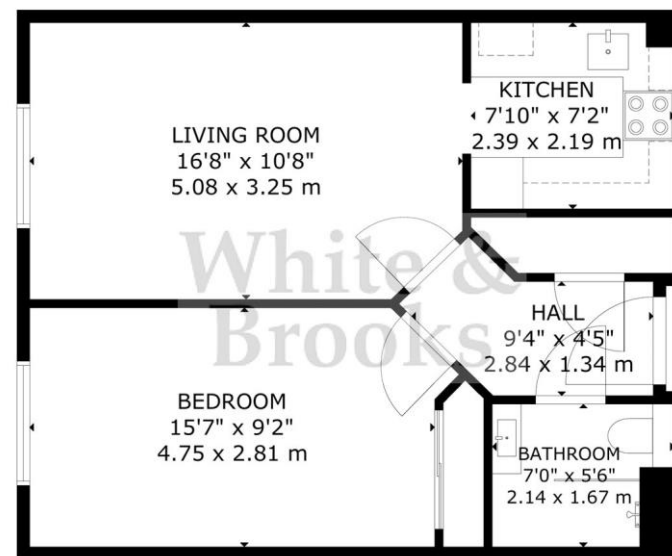
A Guest Suite is available for your friends and family to stay in.

Harington Lodge's Manager is on hand throughout the day to support the owners and they arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons. The property also benefits from the remainder of the 10 Year NHBC Guarantee.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £49 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.

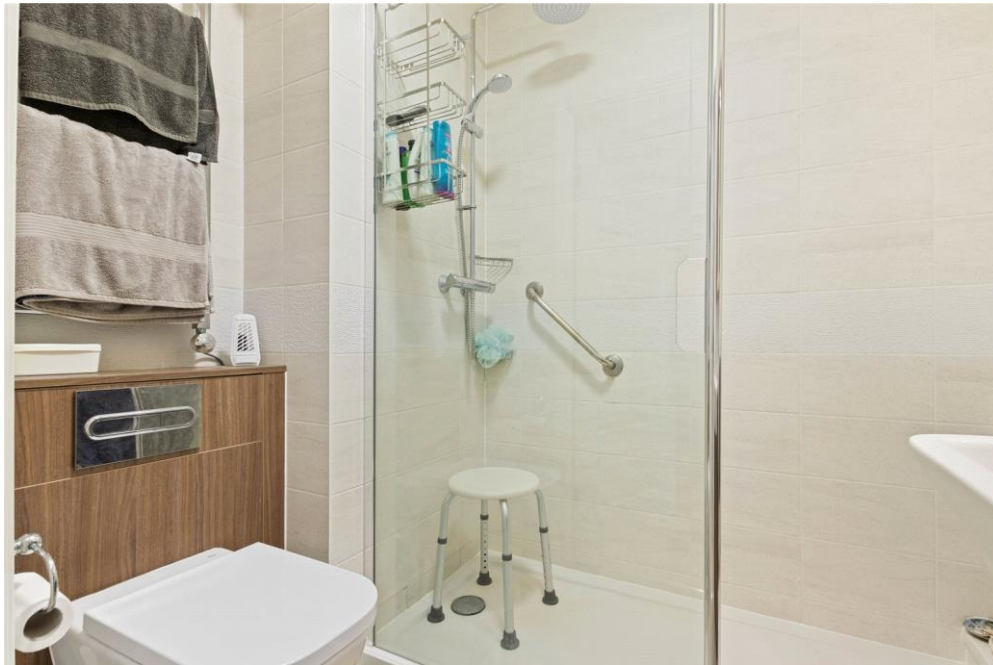
Council Tax Band: B

- Leasehold
- Ground Floor One Bedroom Retirement Apartment
- Communal Lounge with Coffee Bar
- 24 hour Careline support system
- On-site Lodge Manager
- Landscaped grounds
- Secure video entry system
- Intruder alarm system
- Fully fitted kitchen with washer/dryer and fridge/freezer
- Car Parking



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 46 m<sup>2</sup>/487 sq ft  
GROUND FLOOR: 46 m<sup>2</sup>/487 sq ft  
SEE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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	

## White and Brooks - Chichester

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.