



26 Byron Court, Stockbridge Road | Chichester | PO19 8ES

Guide Price £180,000

Leasehold - Retirement Property



**hancock**

Lettings & Estate Agents

Byron Court, Stockbridge Road |  
Chichester | PO19 8ES  
Guide Price £180,000

- Two Double Bedrooms
- Accessible Bus Stop
- Ample Living Space
- Close To Train Station
- Residents Parking Area
- On Site Estate Manager
- Lift Access
- Wheel Chair Accessible
- Council Band D

An excellent northerly facing, first floor retirement apartment overlooking communal gardens in this assisted living development.

A spacious first floor retirement property in the assisted living development of Byron Court.

The apartment comprises sitting/dining room with large cupboard, separate kitchen with double doors opening onto the living area, two double bedrooms, the master benefitting from a fitted wardrobe and a bathroom with a bath and wet room style shower. The apartment also benefits from double glazing throughout and electric night storage heating.

Byron Court has the following amenities available to all residents: staff (24 hours, 7 days), Careline alarm service, lift, communal lounge and dining room, laundry, guest facilities, communal Garden and activities room.



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The whole site is accessible by wheelchair and has additional options such as meals made on site in the restaurant located on the ground floor. Ample residents parking.

The property is conveniently located with bus stops directly outside with regular services into the centre. Chichester train station is just 300m down the road. The city centre is approximately 550 Metres away. The canal basin along with café and The Richmond pub is 150 metres away. Just over the road there is Chichester Gate retail park with a wealth of amenities including a Nuffield Health Centre with gym & indoor swimming pool, a Cinema, bowling alley with pool hall and escape rooms and multiple restaurants.

Additional Information :

Lease Length - 103 years remaining

Service Charge - £11,784.55pa

Ground Rent - £475.00pa

Council Band - D

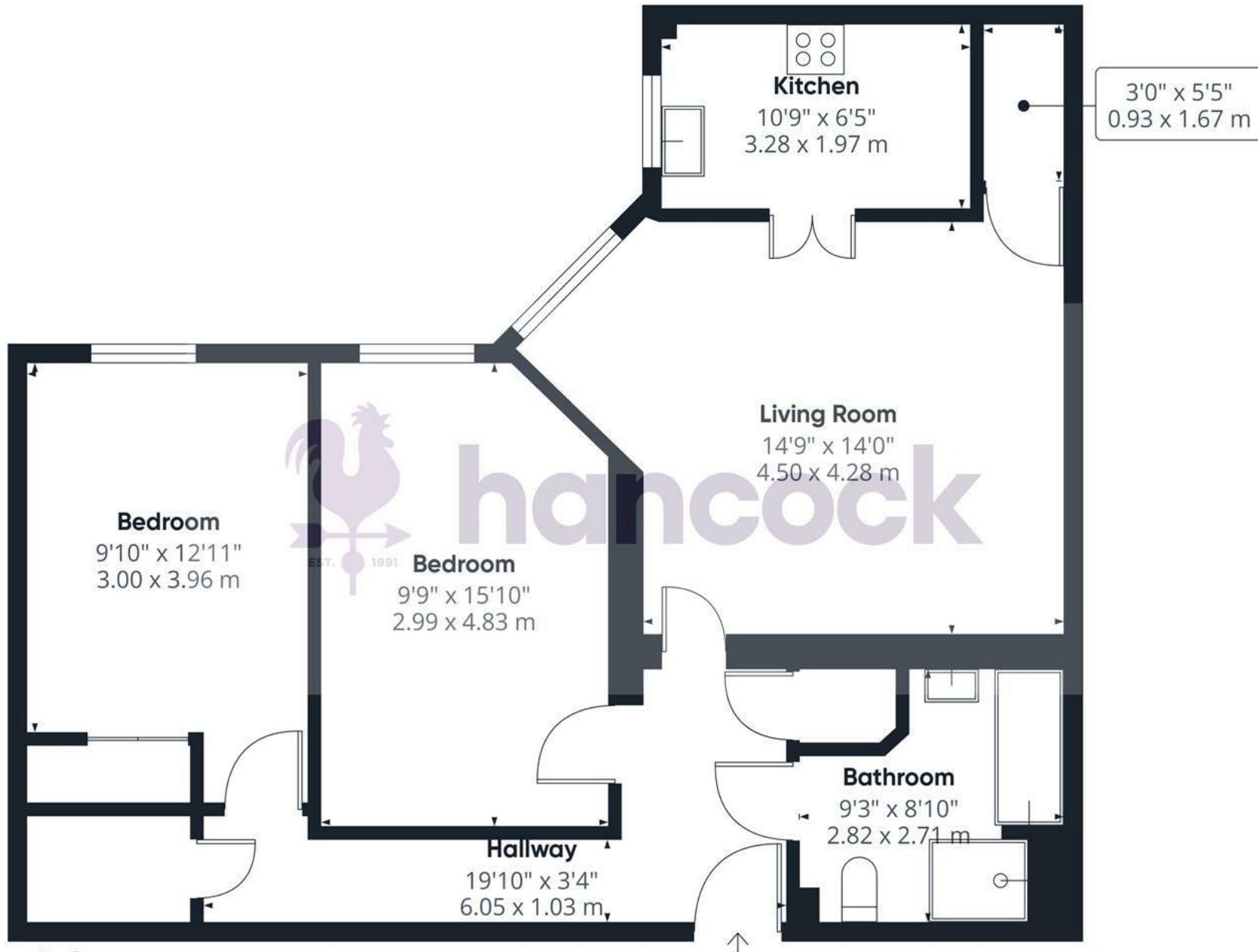
Broadband Checker - Up To 330mbps

Mobile Coverage - EE, Three, O2, Vodafone

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	87
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate total area<sup>(1)</sup>  
817 ft<sup>2</sup>  
75.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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