

31 Oaklands Court | Chichester | PO19 6AF

Guide Price £220,000 Leasehold

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EST. 1991
Lettings & Estate Agents

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Guide Price £220,000

- No Onward Chain
- Three Bedrooms/Fourth Bedroom Home Office
- Bathroom
- Recently Redecorated
- Investment Opportunity
- Ground Floor Flat
- Open Plan Kitchen/Reception Room
- Separate WC
- Garage

Offered for sale with no onward chain, is this spacious, three bedroom ground floor apartment with potential for fourth bedroom/home office, recently redecorated throughout.

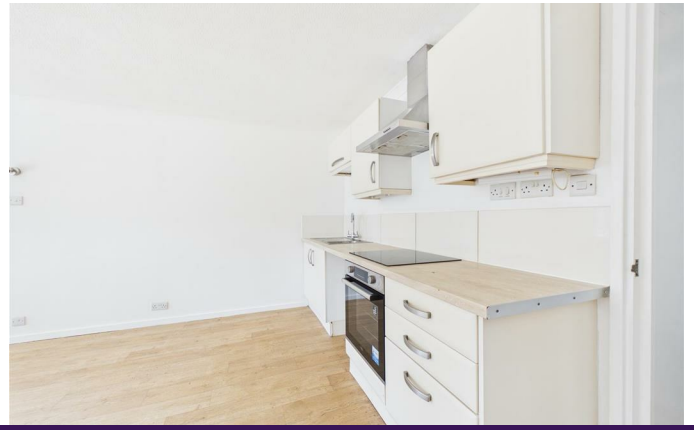
The property benefits from an open plan kitchen/reception room, providing a spacious and versatile area for both relaxing and dining. Four well proportioned rooms offer plenty of flexibility, whether used as bedrooms, a home office, guest accommodation or additional living space. The accommodation is complemented by a bathroom and separate WC.

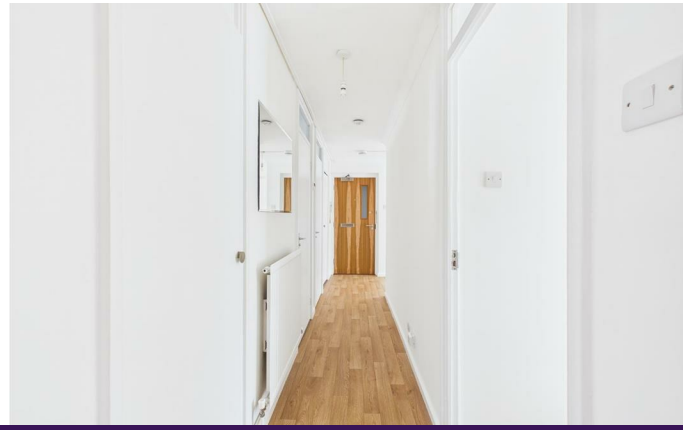
A particularly useful large airing cupboard is located within the hallway, providing excellent additional storage and offering the potential to be utilised as a utility area.

A further benefit is the garage, located within a nearby block, providing useful additional storage or parking.

A significant benefit of the sale is that the seller is willing to extend the existing lease by a further 90 years upon completion, providing prospective purchasers with the reassurance of a substantially longer lease. Offering generous and versatile accommodation, the property is ideally suited to a range of purchasers, including families, professionals, sharers or those







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looking for a property with excellent flexibility.

Oaklands Court is ideally situated in the popular Somerstown Estate of Chichester, within easy reach of the historic city centre and its excellent range of shops, cafés, restaurants and everyday amenities. Nearby Oaklands Park provides attractive green open space, while Chichester Festival Theatre is also close by, offering a range of cultural and entertainment options. Chichester railway station is conveniently accessible, providing regular services towards London and along the south coast, while the beautiful South Downs, Goodwood Estate and Chichester Harbour are all within easy reach. Combining excellent local amenities, transport links and access to a wide range of leisure opportunities, the area is an appealing choice for both residents and investors.

Additional Information :
Tenure : Leasehold
Council Band : C
Broadband : Up To 80mbps - the vendor has advised that full fibre broadband may be possible
Mobile Coverage : Outstanding: EE, Three; Good: O2, Vodadafone

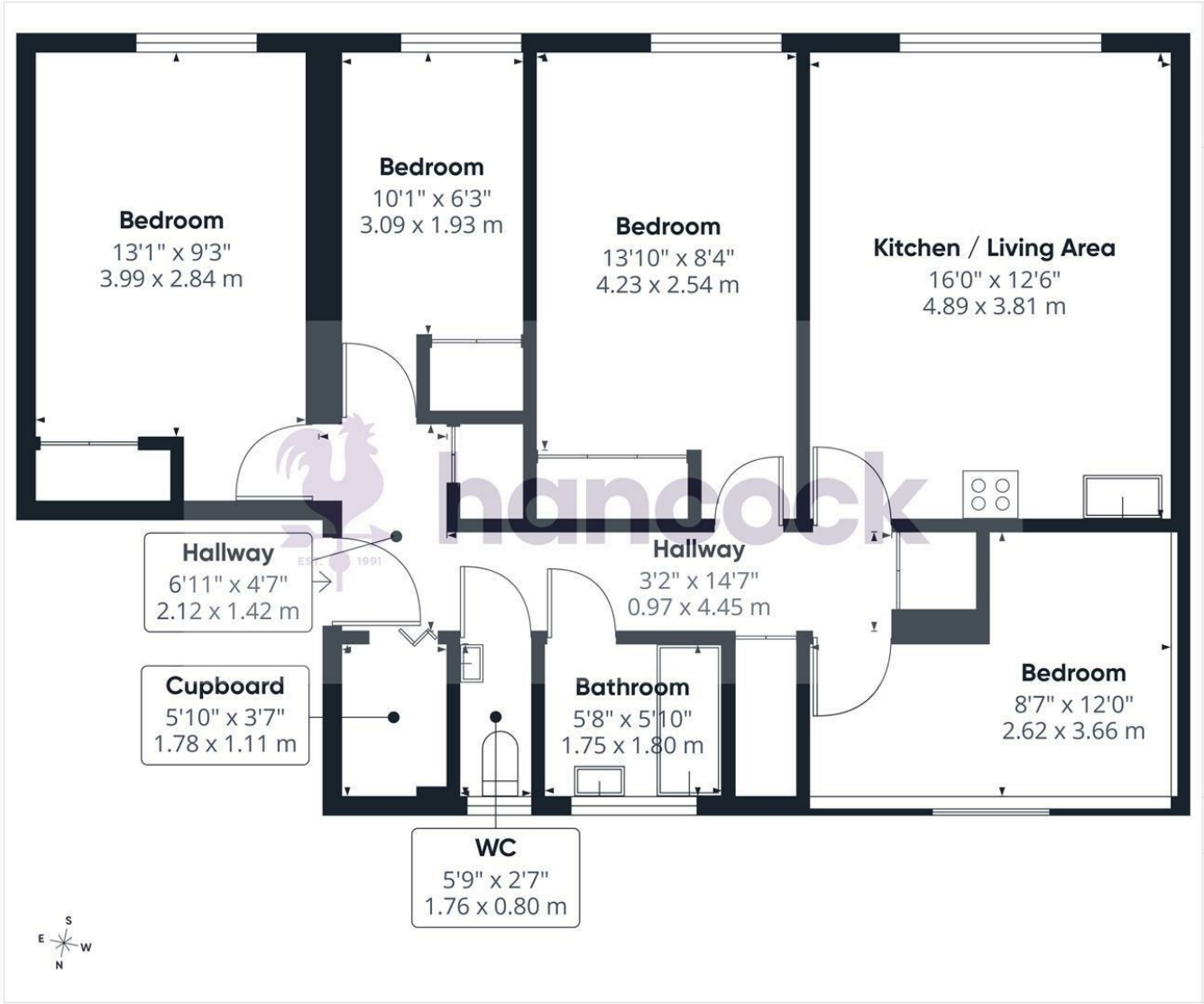
Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Approximate total area(1)

823 ft²
76.6 m²

(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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