



Elizabeth Road | West Sussex | PO19 7JE

Guide Price £150,000

Leasehold



hancock

Lettings & Estate Agents

32 Kestrel Court

Elizabeth Road | West Sussex | PO19 7JE

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- One bedroom ground floor apartment
- Well proportioned living room
- Leasehold
- Virtual Tour
- Convenient location within Chichester
- Double bedroom
- No Onward Chain
- Council Band B

Situated within a popular residential development to the north of Chichester city centre, this well-presented one-bedroom ground floor apartment offers comfortable and convenient living.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious living/dining room, providing an ideal space for both relaxing and entertaining. The adjoining kitchen is fitted with a range of units offering ample storage and workspace. The double bedroom is of a good size and benefits from plenty of natural light, while the bathroom is fitted with a modern suite.

Further benefits include the ease of ground floor access, well-maintained communal areas and proximity to local amenities, transport links and Chichester's historic city centre, with its range of shops, restaurants and leisure



what3words ///

payer.maybe.ramp



facilities.

This attractive apartment represents an excellent opportunity for those looking for a convenient home in a sought-after location.

Kestrel Court is conveniently situated on Elizabeth Road, to the north of Chichester city centre. The area offers easy access to a range of local shops, amenities and public transport links, while Chichester's historic city centre is within close proximity, providing a wide selection of shops, cafés, restaurants and cultural attractions, including the renowned Festival Theatre. The A27 is easily accessible, making this an ideal location for commuters, and the surrounding West Sussex countryside and South Coast are within easy reach.

Additional Information:

Tenure: Leasehold (85 years remaining)

Council Tax Band: B

EPC: C

Service Charge : £600per annum

Broadband: Up To 1000mbps

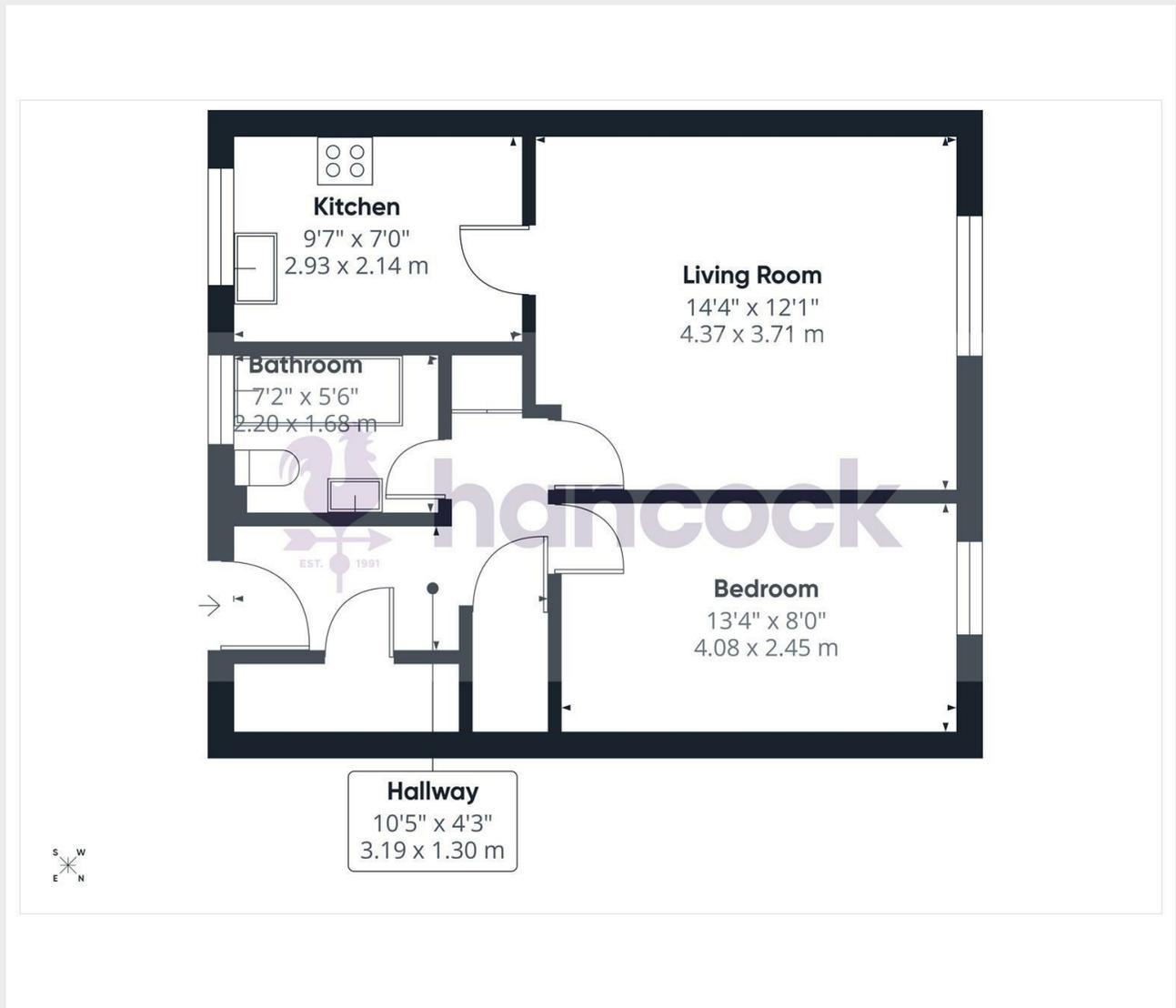
Mobile: Outstanding - EE, Good - Vodafone, Three and 02 - Okay

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 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	78
(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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