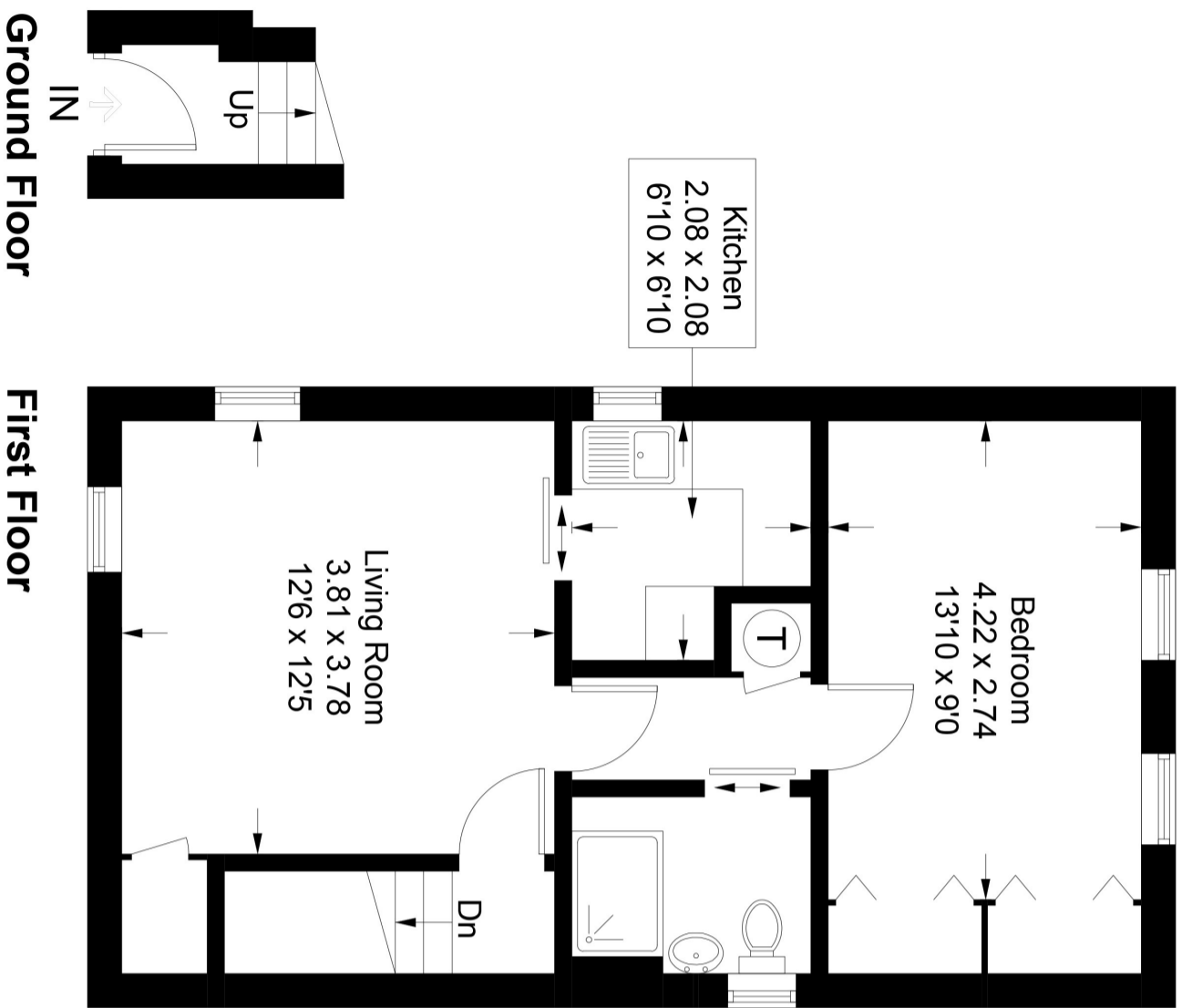


56, Melbourne Road, PO19 7JY

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft

Produced for Stride & Sons Estate Agent.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2022. (ID840694)

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Melbourne Road, Chichester

56 St. James' Court, Melbourne Road, Chichester, PO19 7JY.

Situated on the eastern side of the city in a smart residential area, a well presented **first floor retirement home**. The property offers sunny living accommodation with views south to Chichester Cathedral and has a **private entrance with entry phone and chairlift**, UPVC sealed unit double glazing, updated kitchen and shower room, alarm call and overlooks landscaped communal gardens. There is parking to the rear of the property on a first come first serve basis.

The property is approximately ¼ mile from the city centre main shopping precinct, and the accommodation is arranged as follow:

Half glazed front door to:

ENTRANCE HALL: Night storage heater. Stairs (with chairlift) to first floor landing. Door to:

LIVING ROOM: 12'5 x 12'6. Double aspect room with views to Chichester Cathedral. Electric heater. TV aerial and telephone points. Entry phone. Large storage cupboard. Alarm call. Door to:

KITCHEN: 6'10 x 6'10. Range of modern base and wall cupboards. Space for electric oven and fridge/freezer. Views to Chichester Cathedral.

INNER HALL: Airing cupboard with lagged copper cylinder (immersion). Hatch to loft.

BEDROOM: 13'10 x 9'. Two large double wardrobes with folding doors. Electric radiator. TV aerial and telephone points. Alarm call.

SHOWER ROOM: Fully tiled shower cubicle with thermostat control and glazed screen. Pedestal wash hand basin with light, mirror and shaver point over. Low level WC. Heated chromium plated towel rail. Dimplex fan heater.

SERVICES: All main except gas.

EXTERIOR: The property is set in attractive landscaped gardens with extensive paved terracing, flowerbeds and shrubs. Outside lighting. Dustbin store. To the rear of the property is a car parking area which is available on a first come, first serve basis. **NB.** There is a communal laundry.

TENURE: Remnant of a 125-year lease from 1/10/1987

SERVICE CHARGE: The service charge for 2022 is £976.31.

GROUND RENT: £150.00 per annum

BUILDINGS INSURANCE: Approximately £100.00 per annum.

PRICE GUIDE: £125,000 LEASEHOLD

DIRECTIONS: Leave Chichester city centre to the east via St. Pancras and take the 2nd turning on the left into Adelaide Road. Take the 3rd turning on the right into Melbourne Road and No 56 will be found towards the top of the road on the left-hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

