



## Flat 1 Old Church House, Newtown Avenue

Charming converted Church House - ground floor flat.



- ▶ Ground Floor Flat
- ▶ Communal Entrance Hall
- ▶ Fitted Kitchen
- ▶ Parking at the Rear
- ▶ Share of Freehold
- ▶ Converted Church House
- ▶ Open Plan Sitting Room
- ▶ One Double Bedroom
- ▶ Modern Bathroom
- ▶ No Onward Chain

This charming ground floor flat is offered with the share of freehold and No Forward Chain.

The full height communal entrance hall leads to the personal front door. The flat has been recently re-decorated and re-carpeted ready for new ownership.

The open plan living area has a sitting area, dining area and fitted open plan kitchen. There is a generous double bedroom and modern bathroom, fitted with a white suite.

Outside, there are parking spaces.

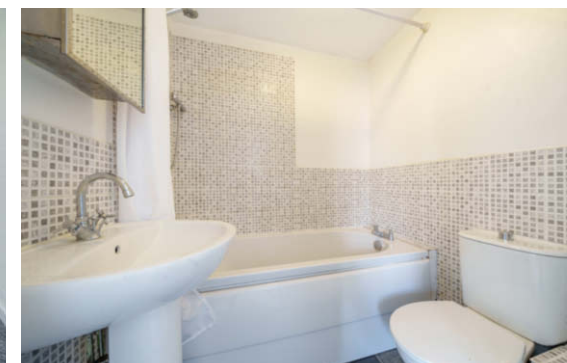
Ideal for a Buy to Let investment or 1st time buyer.

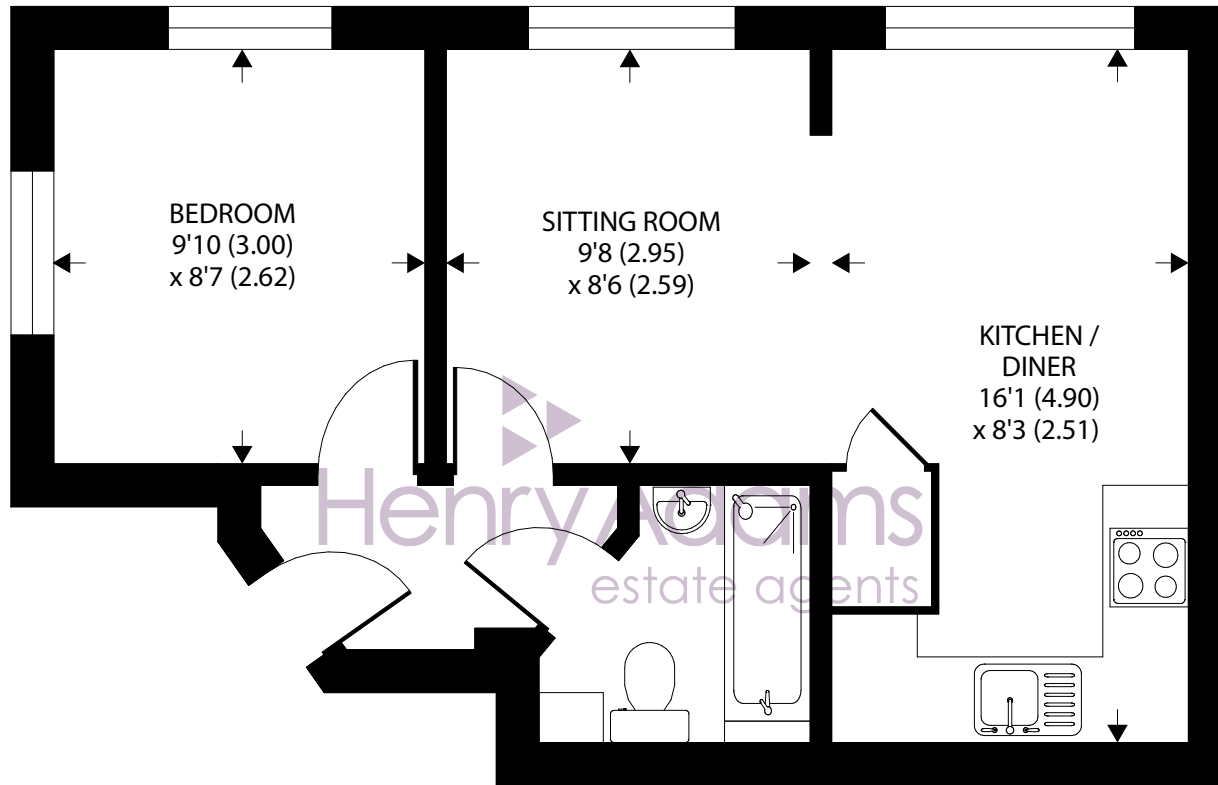
Tenure: We understand there is a 999 year lease from 04/03/2022.

Maintenance Charge: We understand the maintenance charge is approximately £1,716.07 p.a.

Ground Rent: We understand the ground rent is currently £20 p.a.

Council Tax Band: A





GROUND FLOOR

Approximate Area = 380 sq ft / 35.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Old Church House is situated just off the A259, Chichester Road with excellent bus services to both the Cathedral City of Chichester with its precinct shopping facilities, cafes bars and restaurants, the Chichester Festival Theatre and the seaside town of Bognor Regis with traditional promenade, pier and award winning beaches.

What3Words ///reward.neck.sock

12/06/24



To arrange a viewing call **01243 842123** View details online at [henryadams.co.uk](http://henryadams.co.uk)