



57 Lennox Road, Chichester

Guide Price £140,000

 **Henry Adams**  
estate agents

# 57 Lennox Road, Chichester

- Ground floor apartment
- Sitting/dining room
- Modern fitted kitchen
- Double bedroom with an open front wardrobe
- Storage cupboards
- Double glazing throughout
- Internal secure phone entry system
- Communal gardens
- Permit parking

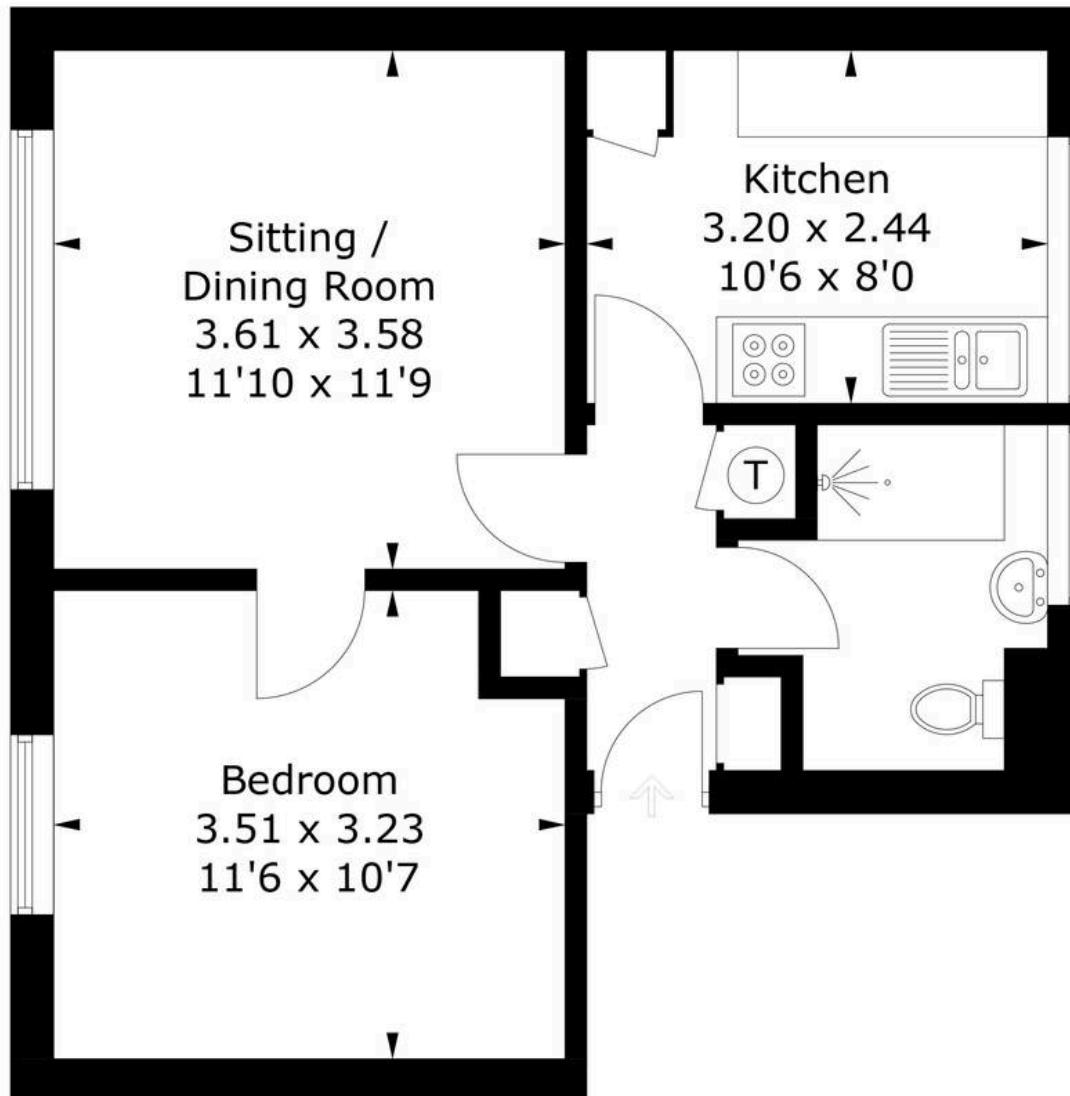
A very well situated ground floor flat, conveniently situated for St Richards Hospital, university and within easy walking distance of Chichester city centre.

An external door leads to a secure communal entrance area and the front door to the flat. There is a private front door into a hallway with three useful storage cupboards and access to all rooms. Both the sitting room and the bedroom are bright and spacious with an outlook to the front. The bedroom also has a recessed open fronted wardrobe. The fitted kitchen includes a integrated induction hob and oven, filter canopy, space for fridge/freezer, washing machine and dryer. To complete the accommodation a shower room with wash basin, WC and heated towel rail. Outside there is a communal garden and permit parking is available in an adjacent car park. This has been a great buy-to-let for a number of years recently achieving around £900 pcm. N.B. Since the photographs have been taken the vendor has replaced the carpets and lino throughout, along with two new electric radiators.



# Lennox Road, PO19

Approximate Gross Internal Area = 41.7 sq m / 449 sq ft



## Ground Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID998568)

**Location** - The property is located on a residential no through road, close to St. Richards Hospital and the city's popular university and with other local amenities on the doorstep, which include a convenience store. Chichester's vibrant and historic city centre is only a short distance away and offers fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters a heaven for sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (a blue flag beach) and East Head, the latter offering well preserved sand dunes. Just north of the city lie the rolling foothills of the renowned South Downs National Park and within the Goodwood Estate offering many motor car and horse racing events.

**Directions** - What3words - silly.improving.flood

The property is leasehold with approximately 102 years remaining. Ground Rent: £10 per annum. Maintenance Charge: Approximately £1,000 per annum, but this is variable. A purchaser's solicitor would have to check these details. Chichester District Council - 24/25 Tax Band B £1,730.64

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

To arrange a viewing call 01243 533377 View details online at [henryadams.co.uk](http://henryadams.co.uk)

