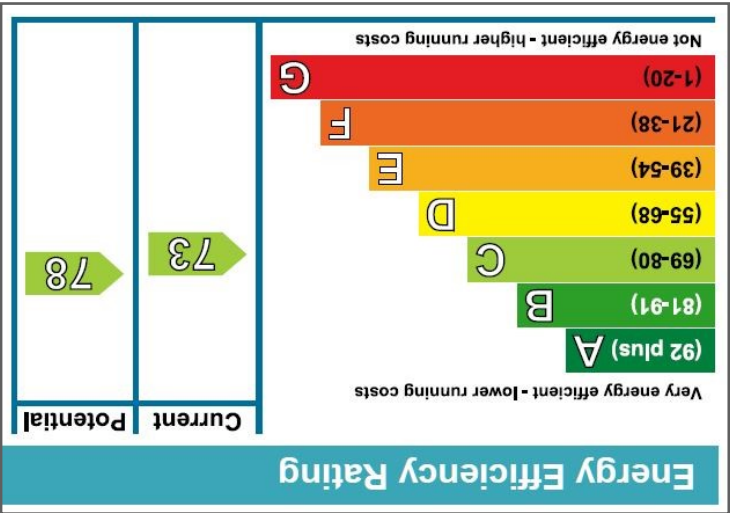
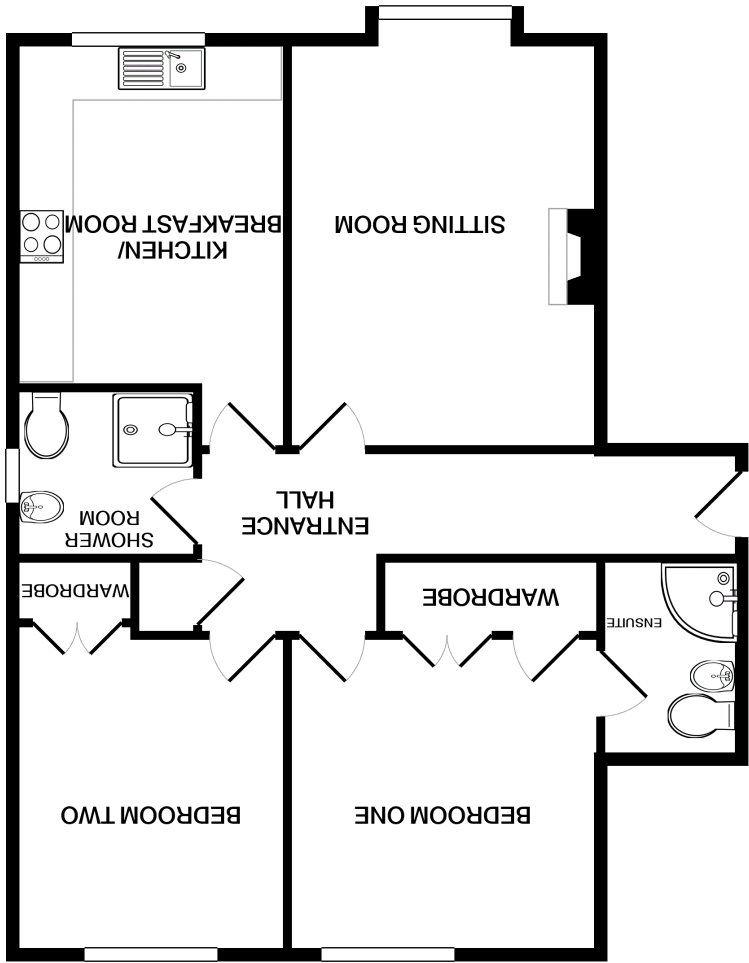


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# STRIDE & SON

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Stirling Road, Chichester



**11 Elgin Court, Stirling Road, Chichester, PO19 7DW.**

Situated within easy walking distance of the city centre an extremely spacious purpose built 2<sup>nd</sup> floor apartment with lift service. The property offers **2 bedrooms**, both with fitted wardrobes and the principal having a shower room ensuite, sitting room, well-appointed kitchen/breakfast room and further shower room. The property also benefits from sealed unit double glazing, gas fired central heating and has an **allocated parking space** and is set in delightful communal grounds.

Stirling Road is in a quiet residential area close to a local doctor’s surgery and the main shopping precinct as well as the Cathedral and mainline train and bus stations.

The accommodation is arranged as follows:

Communal entrance with stairs and lift to 2<sup>nd</sup> floor.

Front door to:

**ENTRANCE HALL:** Entry phone. Wooden flooring. Radiator. Airing cupboard. Access to loft space. Doors to:

**SITTING ROOM:** 16’1 x 11’5. UPVC double glazed window overlooking the front of the property and glimpse of Cathedral. Radiator. Feature fireplace with coal effect fire.

**KITCHEN/BREAKFAST ROOM:** 14’11 x 10’. Range of fitted base and wall units and roll top work surfaces. Inset sink with drainer and mixer tap. Electric double oven. Four-ring gas hob with cooker hood over. Part tiled walls and splashback. Space for washing machine, dishwasher and tall fridge/freezer. UPVC double glazed window.

**BEDROOM 1:** 12’4 x 11’2. UPVC double glazed window overlooking the rear garden. Range of fitted wardrobes. Radiator.

**SHOWER ROOM ENSUITE:** Tiled shower cubicle with glazed screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Extractor fan.

**BEDROOM 2:** 12’2 x 10’. UPVC double glazed window overlooking the rear. Double wardrobe. Radiator.

**SHOWER ROOM:** Over-sized shower cubicle with glazed screen. Vanity unit with mixer tap. Low level WC. Part tiled walls. Radiator. UPVC double glazed window. Extractor fan.

**SERVICES:** All main.

**TENURE:** 999-year lease from 1995. The freehold is vested in the management company, each resident having a share in the company.

**SERVICE CHARGE:** £1771.67 (2019/20).

**EXTERIOR:** The property is approached via a tarmacadam drive leading to a parking and turning area with 1 designated parking space and additional visitor’s parking. Communal dustbin store. Outside water tap. Front and rear communal gardens laid to lawn with flower and shrub borders.

**PRICE GUIDE: £299,950 LEASEHOLD**

**DIRECTIONS:** From our office in St. John’s Street, pass over Market Avenue and into Stirling Road bearing right at the fork in the road and Elgin Court will be found a short distance along on the left hand side of the road.

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

