



## 1 bed retirement property to buy in PO20

Manor Farm Court, Selsey, Chichester, West Sussex, PO20 0JT

**£110,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Retirement
- ✓ Living Room With Doors To Communal Garden
- ✓ Kitchen with built in oven & hob
- ✓ Double Bedroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Proudly presenting this delightful ground floor retirement flat with a warm and welcoming ambience. The property features a bright living room with doors opening to the inviting communal garden, providing a peaceful retreat for residents. The kitchen has been installed since September 2022 and is equipped with a built-in oven & hob for convenient meal preparation. Completing the accommodation is a double bedroom and a modern shower room. Positioned conveniently close to a bus route, this property offers ease of access to local amenities.

Nestled within beautifully maintained communal gardens, residents can enjoy a serene environment highlighted by a charming duck pond and seating areas, perfect for relaxation. Furthermore, a community room provides a space for meetings and social gatherings, with the added convenience of guest accommodation for visitors. The communal parking area offers parking spaces on a first-come, first-served basis, ensuring residents can park nearby. This property in our opinion, offers a fantastic opportunity for retirement living. EPC Rating: D Hallway

Private front door from the communal entrance into the hallway

Living room (3.3m x 3.81m)

French doors to communal gardens.

Kitchen (1.8m x 3.81m)

Newly installed kitchen with built in oven & hob, space for washing machine

Bedroom (2.74m x 3.35m)

Shower room

W/c. wash hand basin and walk in shower

## Communal Garden

Situated amongst well kept communal gardens which includes a lovely duck pond with seating around the gardens for residents to enjoy. There is also a community room for meetings and get together's which also offers guest accommodation for visitors

Garden

Parking - Off street

Communal parking area with spaces available on a 1st come 1st served basis

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 84

Annual Ground Rent Amount: £75.00

Annual Service Charge Amount: £3,400.00

Price: Starting Bid £110,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

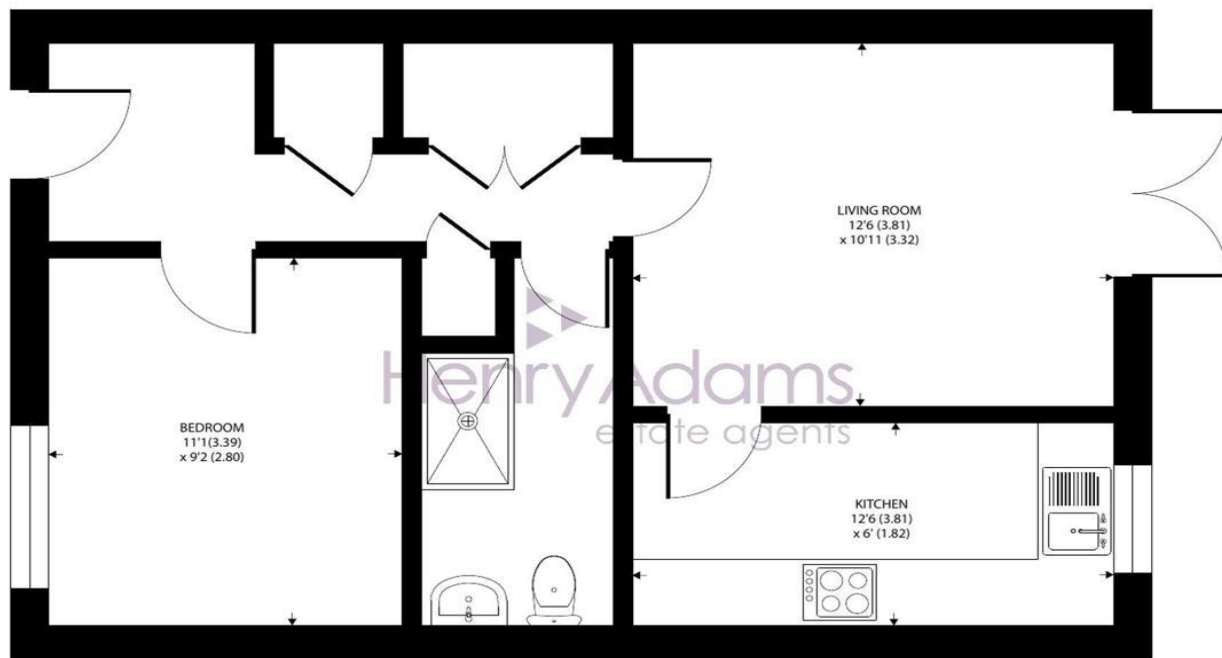
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



GROUND FLOOR

Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Manor Farm Court, Selsey, Chichester, West Sussex, PO20 0JT

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**

**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

