

2 bed retirement property to buy in PO20

Stocks Lane, East Wittering, Chichester, West Sussex, PO20 8FL

£180,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- First Floor Apartment
- Lodge Manager
- Spacious Accommodation
- EPC Rating B

Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- 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

SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

A beautifully presented, modern two-bedroom first-floor apartment in the prestigious Tamarisk Lodge development, offered with no forward chain. Conveniently located close to East Wittering village with its wide range of amenities, and just a short stroll from the beach, the property is also within easy reach of the new Co-op in Bracklesham Bay.

On entering the apartment, a spacious hallway welcomes you. The bright and airy living/dining room, complete with a Juliette balcony, benefits from plenty of natural light. Off the living room, the modern kitchen is equipped with integrated Zanussi appliances. There are two double bedrooms, with the principal bedroom featuring fitted wardrobes. The apartment also offers a contemporary shower room, an additional cloakroom, and ample storage cupboards. For convenience, a lift and staircase provide easy access to the first floor.

Residents of Tamarisk Lodge enjoy a range of facilities, including a communal lounge which can be booked for family gatherings, a guest suite for overnight visitors, and beautifully maintained gardens. Additionally, a lodge manager, cycle and mobility scooter storage, and resident parking on a first-come, first-served basis enhance the lifestyle offering.

Located on a regular bus route, the apartment provides easy access to East Wittering and the nearby Cathedral City of Chichester.

Leasehold 125 years remaining from 2017.

Annual service charge: £6,118.89. This includes, Insurance, Electric heating to radiators in the apartment, Electricity to communal areas, Water and Sewage, Window Cleaning Lodge Manager, Careline Monitoring, Emergency Call Equipment, Buildings Insurance, General Expenses, Maintenance, Garden Maintenance, Repairs to communal areas and contribution to contingency fund.

Ground rent: £625 per annum.

Age Restriction: One resident must be aged over 60, a second resident must be over 55.

Chichester District Council Tax Band C

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 116

Annual Ground Rent Amount: £625.00

Annual Service Charge Amount: £6,118.00

Price: Starting Bid £180,000

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: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

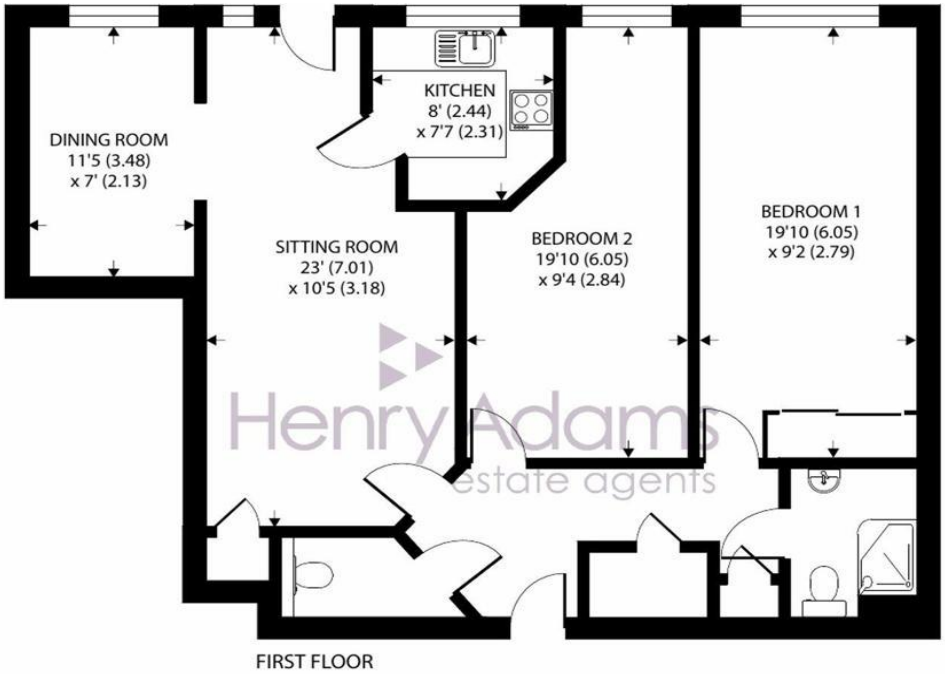
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

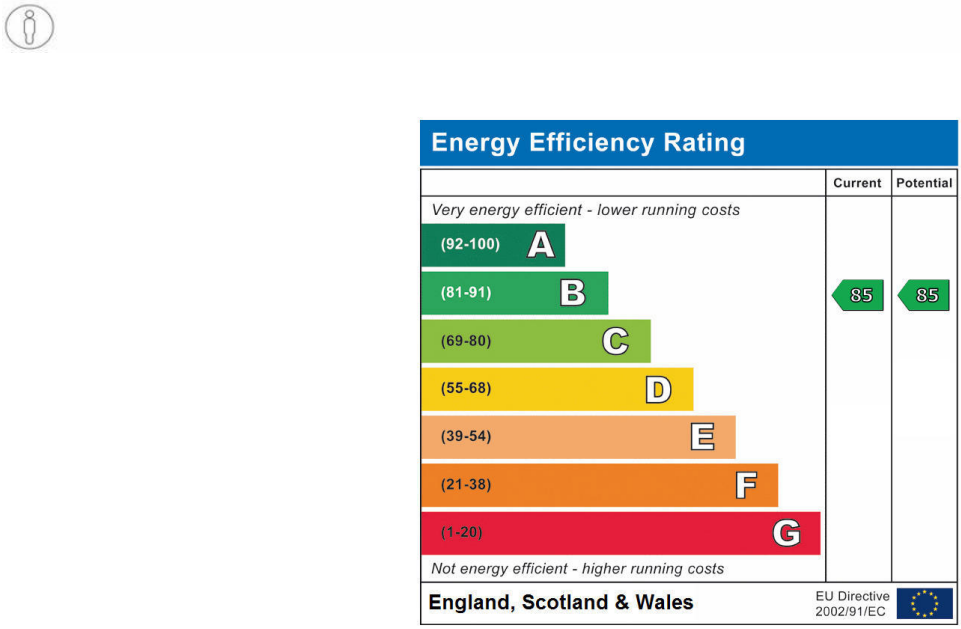
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Stocks Lane, East Wittering, Chichester, West Sussex, PO20 8FL

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

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