



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

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- ✓ 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

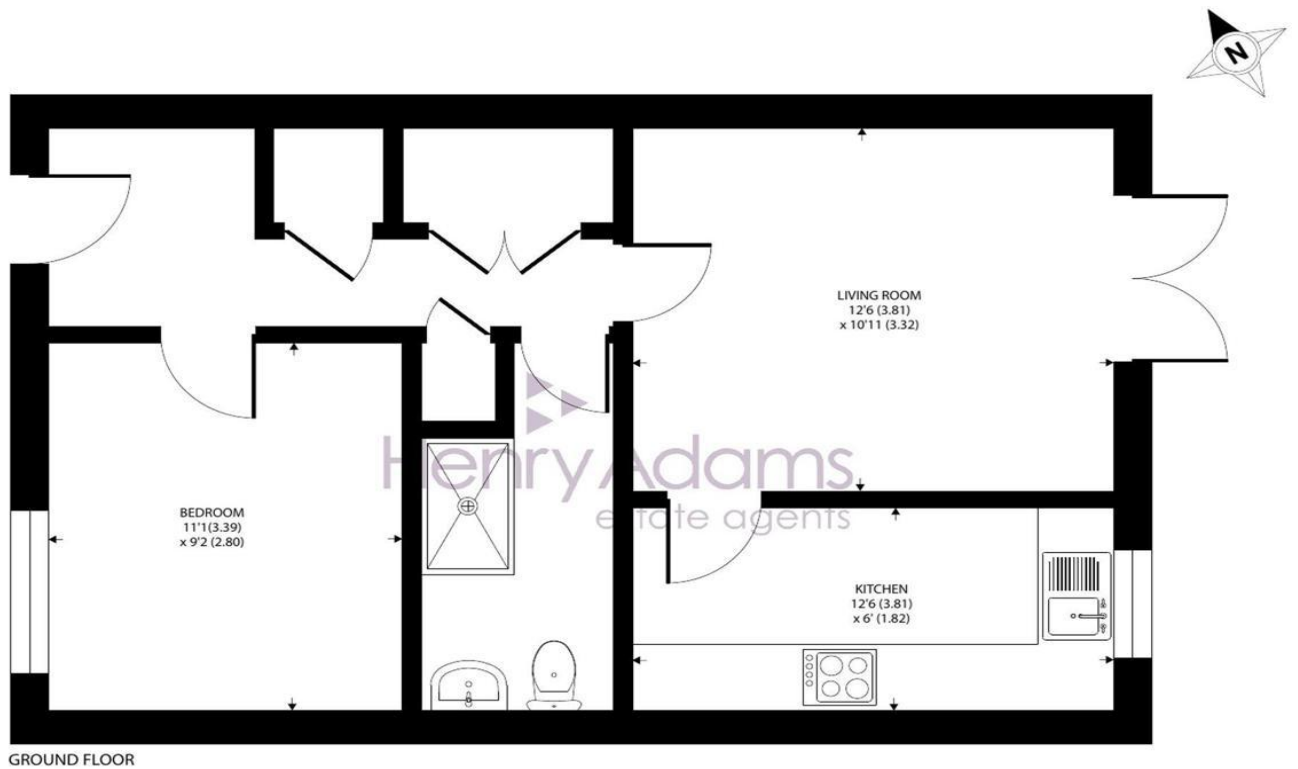
Water meter: No

Sewerage: Standard UK domestic

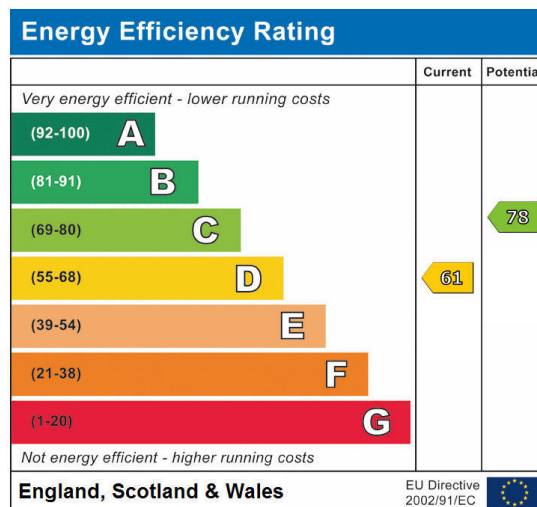
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate Area = 475 sq ft / 44.1 sq m
For identification only - Not to scale



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

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