



33 The Maltings – Henty Gardens – Westgate – Chichester – West Sussex – PO19 3DW

A one-bedroom first floor apartment in a popular retirement development close to shops



## 33 The Maltings

Entrance hall • Sitting room • Bedroom •  
Kitchen • Shower room

**£130,000 leasehold**

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The Maltings is a highly sought after retirement development built in 1985. Altogether there are 71 apartments and cottages in landscaped grounds with a footpath leading from the development to the town centre about 400 yards away.

An attractive one-bedroom double aspect first floor apartment with refurbished kitchen and shower room.

Facilities include a resident manager, two attractive guest suites, a residents' lounge and library, landscaped gardens, laundry and in each apartment and cottage an alarm system.

Parking is available but limited and subject to rental on a separate lease. There is a private pedestrian access to the shops.

Good road communications with easy access to the A27, and frequent trains from Chichester to London (Victoria) taking just over an hour and a half.

99 year lease from 1985 (61 years remaining)  
£100 pa ground rent and pensionable age covenant.

**For further information please contact the  
Fifty5plus on 01488 668655**



*Sitting Room*



*Bedroom*



*Kitchen*

# The Property

No 33 The Maltings is a double aspect one bedroom first floor apartment in a convenient position and with approximate room dimensions as follows: Entrance Hall with storage cupboard and large airing cupboard. Double aspect Sitting Room (18'11" x 10'5") Refurbished kitchen (6'10" x 5'7") Bedroom (12'10" excluding double wardrobe x 8'10") Refurbished shower room (6'7"max x 5'7" max) Double glazing and electric storage heating.

The city has an excellent range of shops with department stores and speciality shops and many good pubs and restaurants. It is just a short walk through the gardens to the east of the development to the City centre.

# Directions to The Maltings

From the A27 west of Chichester take the first exit at the first roundabout into Cathedral Way passing the access to Tesco on your left. Continue over the railway bridge and at the next roundabout take the first left. In a short distance is a further roundabout at the junction with Westgate. Turn right along Westgate heading into the city centre.

Pass Parklands Road on your left and the next turning left is into Henty Gardens. Continue round to the right and the entrance to The Maltings will be found ahead of you.

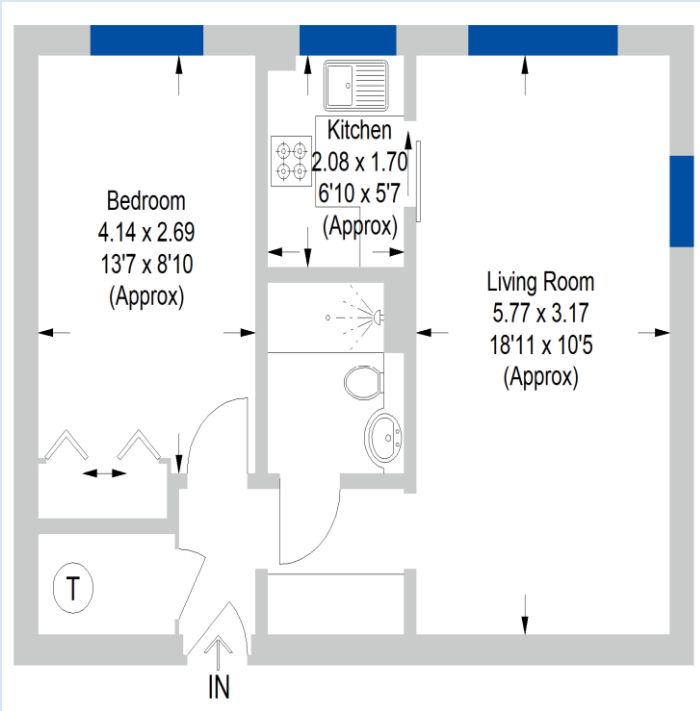


Bathroom



Service charge: £2,770.92 pa

Council tax banding: C



Approximate gross internals: Total: 46 m<sup>2</sup> / 495 ft<sup>2</sup>

Energy Performance Rating: 80

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.



# The Maltings

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The Maltings is quietly situated in Henty Gardens off Westgate a short walk to West Street and the cathedral in the centre of Chichester. The development consists of apartments and cottages set in landscaped gardens and grounds with comprehensive facilities including a resident manager who looks after the day-to-day management of the estate and is on hand in case of emergencies when on duty.

## Location

Chichester lies in a plain at the foot of a spur of the South Downs and about a mile from Chichester Harbour. Once the capital of the South Saxons in the far west of the county, Chichester is now a fine cathedral city. The medieval town was built over the Roman city and largely inside the defensive walls, parts of which still survive. The walls enclose the four main roads which meet at the centre at the market cross, a fine perpendicular monument built by Bishop Story in the late 14th century.

Chichester has some of the oldest churches and buildings in England and within the ancient street plan, mostly traffic free, there are Georgian houses, specialist retailers, small shops and high street stores. Chichester is well known for its annual theatre season held in the Festival Theatre. Rich in history and with the natural beauty of the South Downs, the city offers a lively culture and a convenient location.

## Further afield

Chichester is close to the south coast almost equidistant between Southampton and Brighton which are both about 30 miles away. Bognor Regis is about six miles and the Witterings seven miles. Southbourne is about five miles. The main A27 runs immediately to the south of the city connecting with the M27 at Cosham about 15 miles to the west. Fast trains to London (Victoria) take about an hour and a half.



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