

42 Bewick Gardens, Chichester, PO19 6FS



- Purpose built apartment
- Second floor
- 2 Bedrooms
- Comfortably sized rooms
- Close to Town centre
- Good commuter links



What the agent says ...

Purpose built in 2001 is this delightful 2 bedroom, 2nd floor apartment in Chichester. Its modern design provides an attractive external visage, very comfortably sized rooms and allocated parking, with a permit issued by the Managing Agent.

As the crow flies, the property is located less than 100 metres from the main entrance of Chichester hospital and is 1.1km to The Cross in the town centre. As such, we anticipate strong demand from commuters to the hospital, town centre, or train station. The property is expected to be sold with vacant possession, however, for landlord and investors, the current rent value is £1200 PCM.

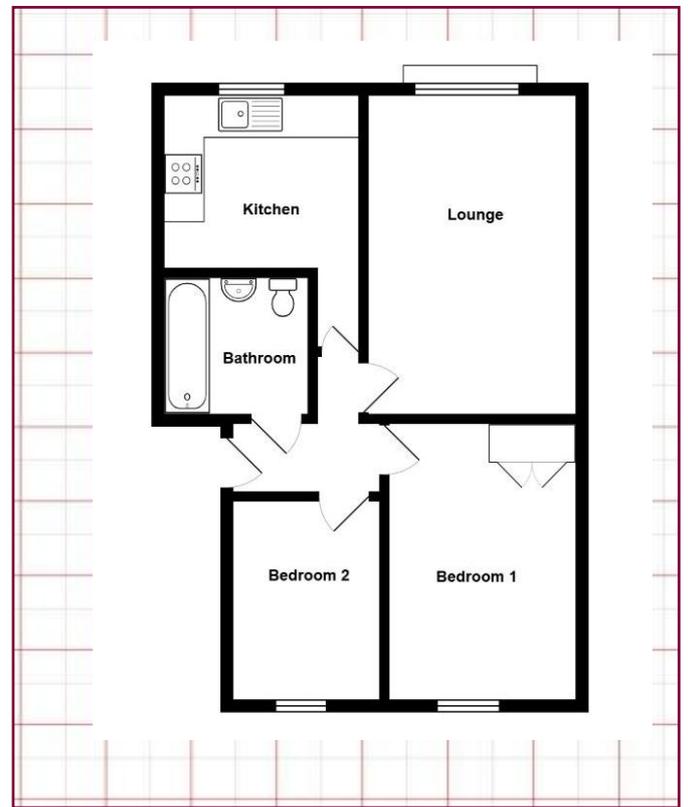
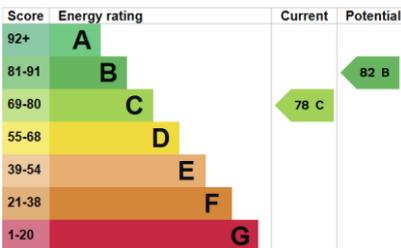
The property is double glazed, has electric heating, and is propositionally priced to sell. We expect strong demand, so we recommend that you act immediately and call us to arrange a viewing.

Agents Note

The entrance to the apartment is located behind the main car park of Bewick Gardens on the opposite side on the building. Access (and further parking) is via Shamrock Close, PO19 6TS.

Lease Information

The seller informs us that there are 100 years left on the lease. The current maintenance charge is approx £1600 per annum including Buildings Insurance and the current Ground Rent is £150 per annum to be reviewed and increased to £200 in 2051. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



Lounge - 4.91m x 3.18m (16'1" x 10'5")

Bedroom 1 - 4.26m x 2.93m (13'11" x 9'7")

Bedroom 2 - 3.06m x 2.25m (10'0" x 7'4")

Hall - 2.01m x 2.23m (6'7" x 7'3")

Kitchen - 2.95m x 2.65m (9'8" x 8'8")

Bathroom - 2.08m x 1.89m (6'9" x 6'2")

Material Information

Council Tax: Chichester District Council Band B

Property Type: Purpose built apartment

Property Construction: Standard

Electricity, water, sewerage supply: Mains

Broadband: ADSL

Parking: Allocated, with a permit with permit

Restrictions: None

On 17/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15mbps	1mbps	
Superfast	✓	215mbps	33mbps	
Ultrafast	✓	1000mbps	1000mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Limited	Limited	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Lived. Please see the property on the Clarks Website for further details

Email: Sales@ClarksEstates.co.uk

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE



IMPORTANT NOTICE

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