

**Flat 2, 229 Oving Road, Chichester, PO19 7EJ**



- 1 Bedroom/Studio
- Basement apartment
- Modern fitted kitchen area
- New 999-year lease
- Close to City centre



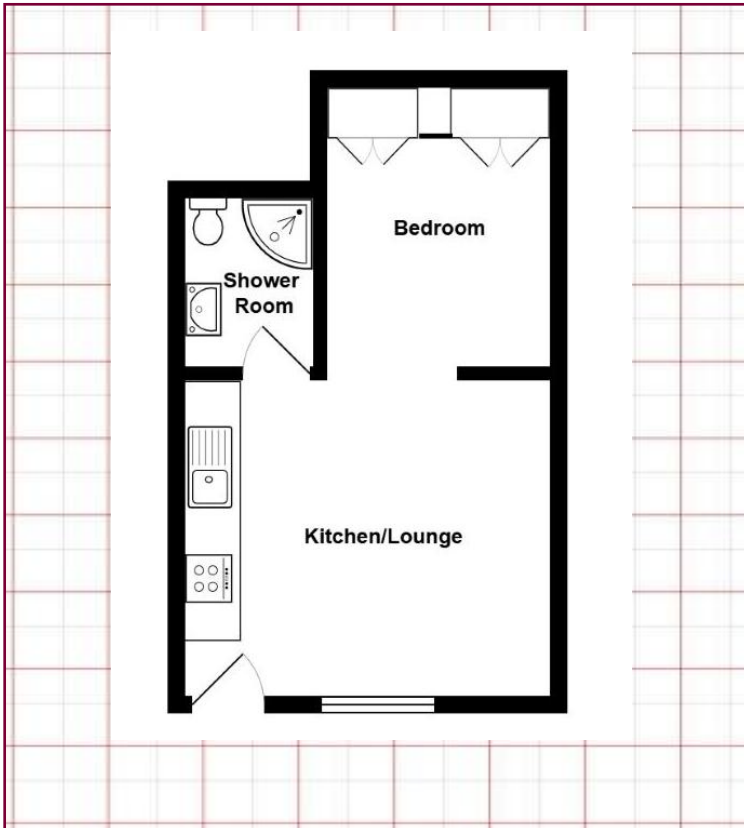
## What the agent says ...

Redecorated and prepared for sale in 2026 is this delightful 1 bed/studio apartment located just half a mile from Chichester City centre.

Ideal for a single occupier that works in Chichester or uses trains and buses, the accommodation comprises a main studio with kitchen, a comfortable bedroom area with very large, fitted wardrobe and a shower room with quadrant shower, WC and vanity wash basin.

A fitted oven, hob and recycler are remaining and the incumbent chattels comprising washing machine, fridge, 2-seater sofa (new), table and chairs, plus a double bed with storage are all available should the purchaser wish to have them.

The property has a small, private courtyard area to the front.



## Accommodation

**Kitchen/Lounge** - 3.92m x 3.58m (12'10" x 11'8")

**Bedroom area** - 3.16m x 2.54m (10'4" x 8'4")

**Shower Room** - 1.51m x 1.91m (4'11" x 6'3")

## Material Information

Council Tax: Chichester District Council Band A

Property Type: 1 Bedroom/Studio

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric, underfloor

Broadband: ADSL

Parking: On-street, permit

Restrictions: None

On 07/07/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16mbps	1mbps	
Superfast	✓	76mbps	20mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

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

## Lease Details

The seller is the current Freeholder and will be creating a brand new 999 year lease ready for completion. The Freehold will be transferred into a Residents Management Company and the leaseholder will be a member of that company. Ground Rents will be set to 'peppercorn', and maintenance will be a 1 seventh contribution to the buildings expenses. Insurance contributions are approx £220 per annum. Maintenance is yet to be formally set, but is expected to be in the region of £1200 per annum including the insurance premium.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## IMPORTANT NOTICE

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