



Flat 42, The Maltings Henty Gardens, Chichester - PO19 3DW

Guide Price £140,000 - LEASEHOLD - AGE RESTRICTED



STRIDE & SON

Flat 42

The Maltings Henty Gardens, Chichester

A spacious two-bedroom retirement apartment in The Maltings, Chichester, with generous living space, two bath/shower rooms, communal facilities, landscaped grounds and residents' parking.

- First-floor retirement apartment
- Two bedrooms
- Generous sitting/dining room
- Separate fitted kitchen
- En suite shower room
- Additional bathroom
- Residents' lounge and guest accommodation
- Landscaped communal gardens
- On-site management
- Residents' parking area





Accommodation

A well-proportioned first-floor retirement apartment situated within this popular and well-established age-restricted development, occupying an exceptionally convenient position close to Chichester city centre.

The property offers approximately 728 sq ft of accommodation and provides a practical layout, with generous room sizes, good storage and neutral presentation throughout. The apartment offers comfortable accommodation as it stands, with scope for a new owner to personalise the space over time.

The accommodation is entered via a private front door from the communal hallway, leading into an internal entrance hall with useful storage. The sitting/dining room is a particularly good size, with multiple windows allowing for natural light and ample space for both seating and dining furniture.

The kitchen is positioned off the sitting/dining room and is fitted with a range of units, an integrated oven, hob, sink and worktop space.



There are two well-proportioned bedrooms.

Bedroom one benefits from fitted storage and access to an en suite shower room, while bedroom two also has built-in wardrobes and could equally suit use as a guest bedroom, dressing room or study if required. There is also a separate bathroom fitted with bath, WC and wash hand basin.

The Maltings is set within attractive landscaped grounds, with residents enjoying a range of communal facilities including a residents' lounge, guest accommodation, laundry facilities and on-site management.

There is also pedestrian access towards Chichester city centre, together with residents' parking within the development.

The flat represents an appealing opportunity for those seeking a spacious and conveniently located retirement apartment, combining independent living with the benefit of communal facilities and a highly accessible city location.



Lease and Management Information

The property is held on a lease dated January 1985, with an original term of 99 years. There are approximately 58 years remaining.

The current service charge is approximately £320 per month, subject to confirmation of the 2026/2027 budget. Ground rent is £200 per annum. The building is managed by a professional managing agent.

Major Works/Warden Call System

We understand that a demand has already been raised in respect of an upgrade to the development's warden control/emergency call system. The managing agents have advised that the cost of these works is to be met from the sinking fund, and that no further invoices are currently expected in respect of this item as at September 2026.

Age Restriction

We understand that The Maltings is subject to age-related occupancy criteria. The minimum age requirement is currently understood to be 60 years for women and 65 years for men.

Where the property is occupied by a couple, only one person is required to meet the relevant age criteria. If circumstances change in the future, the remaining occupant may need to meet, or be close to meeting, the applicable age requirement in order to continue occupying the property.



The Maltings is a popular and well-established retirement development occupying an exceptionally convenient position close to Chichester city centre. Set within attractive landscaped grounds, residents enjoy a range of communal facilities including a residents' lounge, guest accommodation, laundry facilities and on-site management, together with pedestrian access towards the city centre.

Chichester is a highly regarded cathedral city, known for its historic streets, and also offers supermarkets, medical facilities, leisure amenities and a mainline railway station.

The property is also well positioned for access to the A27, providing routes along the south coast towards Portsmouth, Arundel, Worthing and beyond. The surrounding area offers excellent opportunities for outdoor pursuits, with Chichester Harbour, the South Downs National Park and the coast all within easy reach.

Council Tax band: D

Tenure: Leasehold - 58 Years Remaining

EPC Rating: C

Agent's Note

The lease, service charge, ground rent, management information, age restriction and warden call system information have been provided to Stride & Son via the managing agent and should be verified by the purchaser's solicitor during the conveyancing process.







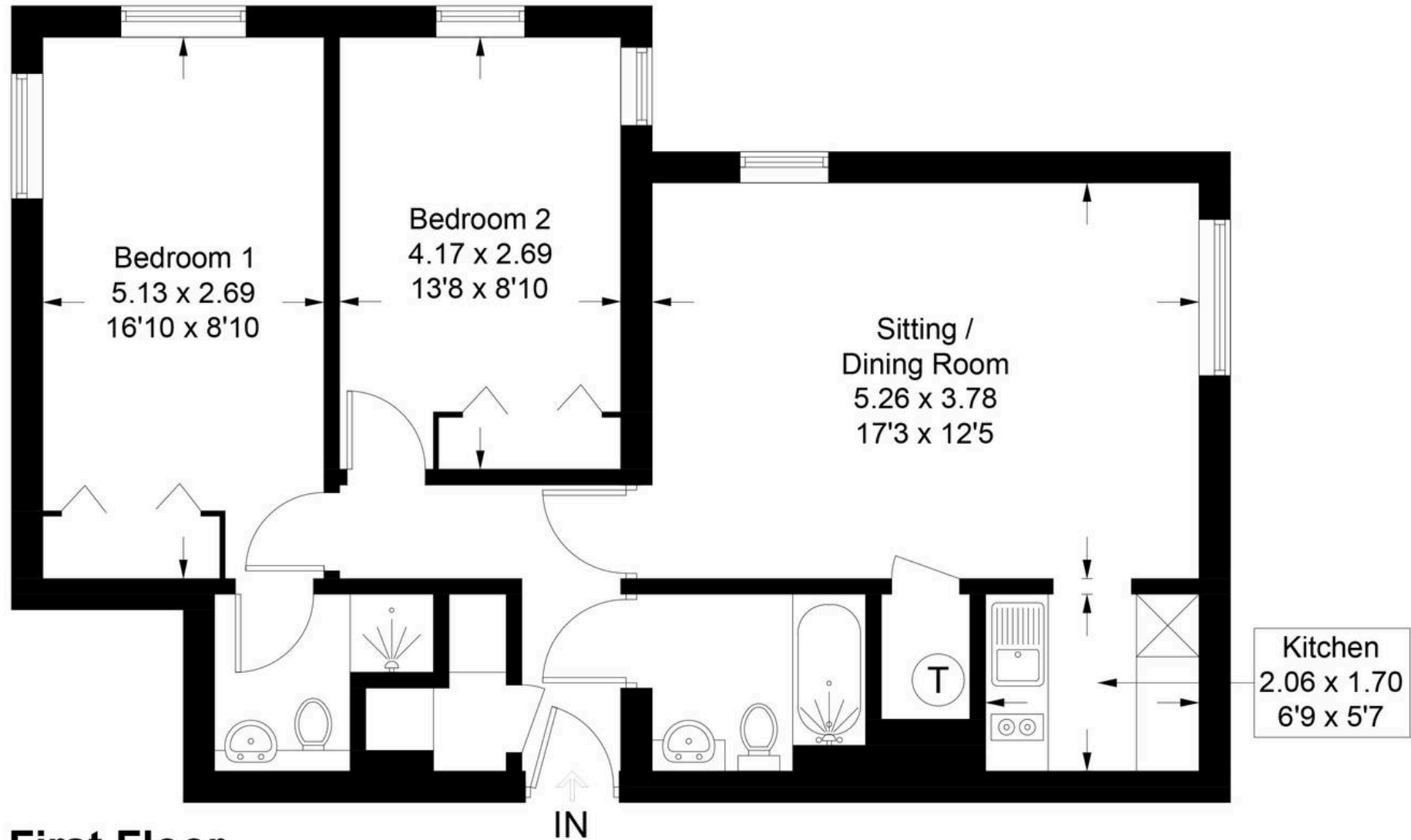
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Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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