



The Balcombe, 102 Sussex Street, Winchester, Hampshire, SO23 8TH

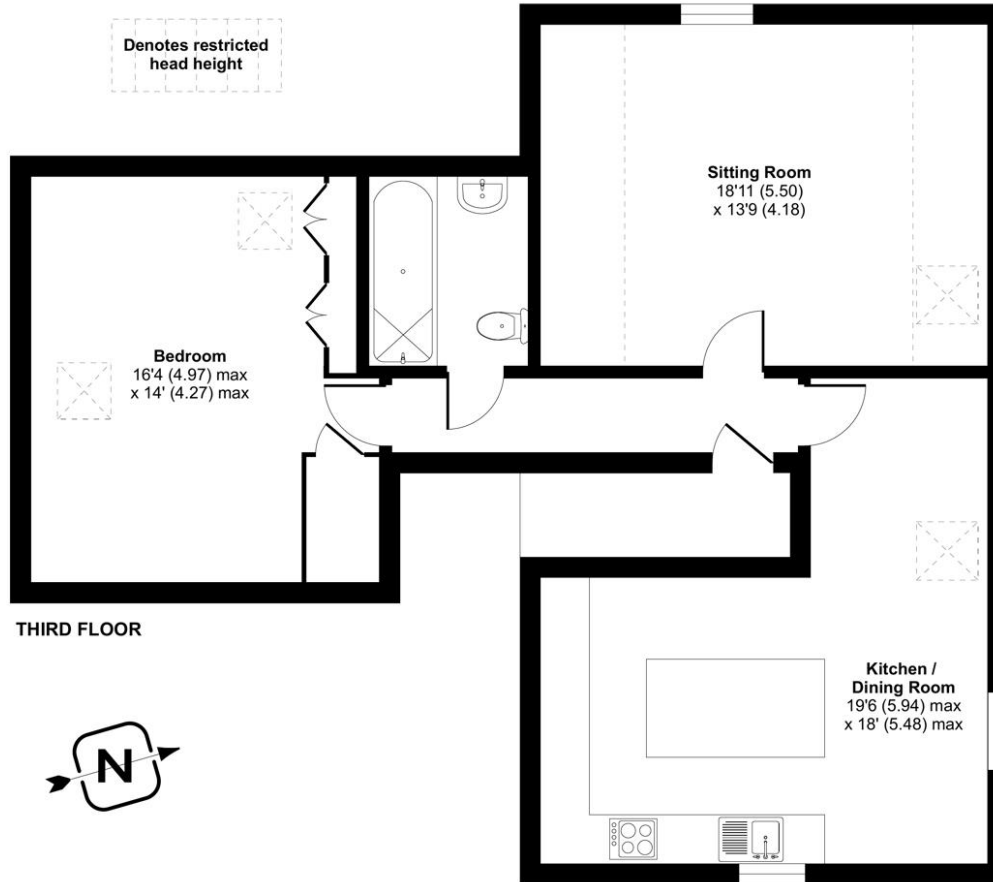


ACCOMMODATION

A spacious apartment, ideally located by the train station and within a short stroll of the city centre. Accessed via a secure entrance and private staircase, this apartment exclusively occupies the entire top floor. Inside, it has a bright and airy ambiance with neutral décor and flooring throughout. A standout feature is the impressive 19ft x 18ft kitchen/dining room, complete with exposed brick walls, a central island, and integrated appliances—ideal for entertaining. The spacious sitting room offers a welcoming retreat at the front, while the rear hosts a generously sized, dual-aspect double bedroom with ample built-in storage. A well-appointed bathroom completes this exceptional home.

Approximate Area = 764 sq ft / 70.9 sq m
 Limited Use Area(s) = 87 sq ft / 8 sq m
 Total = 851 sq ft / 78.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1244258

SITUATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. And of course, if you love golf, one of the best courses in the county is on your doorstep.



SPECIFICATION

- Spacious Apartment
- Private set of stairs up to the flat
- City Centre
- Large Kitchen With Island
- All the appliances are built in to the kitchen
- Close To Local Amenities
- Q Residents Permit Parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

GUIDE PRICE £300,000

TENURE

Leasehold

Unexpired Years: 107

Annual Ground Rent: £150

Ground Rent Increase: TBC

Ground Rent Review Period: 2030

Annual Service: £1525.58

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.