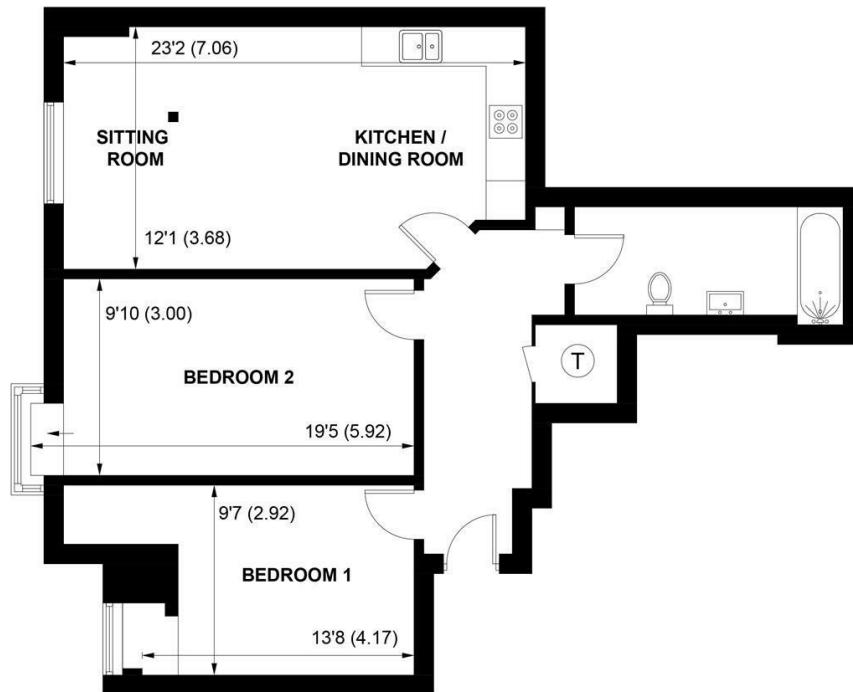




Sims Williams



3 SOUTHGATE APARTMENTS, SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 8EH



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 788 SQ FT / 73.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 787868  
chichestersales@simswilliams.co.uk  
simswilliams.co.uk

# £259,950 Leasehold

## 3 SOUTHGATE APARTMENTS, SOUTHGATE, CHICHESTER,

WEST SUSSEX PO18 9EL

- First Floor Apartment
- Central Chichester Location
- Superbly Presented Throughout
- Lift & Stairs To All Floors
- Spacious Accommodation
- Open-Plan Kitchen/Living Space
- Integrated Appliances
- 2 Double Bedrooms
- Spacious Stylish Bathroom

### EPC RATING

Current = D  
Potential = D

### COUNCIL TAX BAND

Band = C

An impeccably presented first floor apartment, perfectly located for Chichester and its many amenities including excellent travel links, shops, restaurants and attractions.

The property has been beautifully maintained by the current owner and access to the apartment is via security entrance door with lift or stairs to the first floor.

The front door opens onto the hallway with a door leading to the open-plan kitchen/living space.

The kitchen area is fitted with a range of stylish units with work surfaces and integrated appliances. There is ample room for a dining table and chairs in the living area.

There are 2 double bedrooms and the attractive bathroom is fitted with a white suite comprising bath with shower over, wash basin and WC.

Parking is available via season ticket (approx. £500 pa) at the nearby multi-storey car park.

### Tenure

The property is subject to a lease term of 125 years, with 120 years remaining. Ground rent is £250.00 pa and service charge is approximately £1276.37 pa.

### Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions...

The apartment block is situated right opposite our office at the bottom of South Street and just to the north of the train station.

