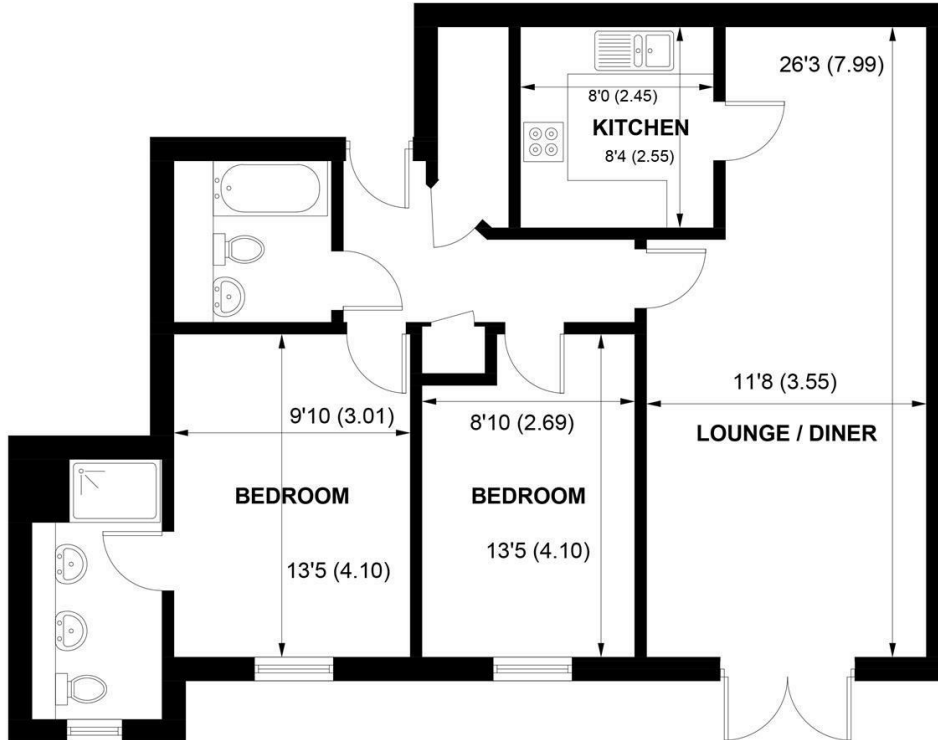


SW

Sims Williams



6 WOLFE CLOSE, CHICHESTER, PO19 6BY



APPROXIMATE GROSS INTERNAL AREA = 828 SQ FT / 76.9 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams**

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£310,000 Leasehold

6, WOLFE CLOSE,
CHICHESTER,
PO19 6BY

- Modern Ground Floor Flat
- Allocated Parking
- Close To Festival Theatre
- Bike Store
- Communal Garden
- Living/Dining Room
- Two Bedrooms
- En-Suite Shower Room

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

A spacious two bedroom ground floor flat with allocated parking in the popular area of Summersdale. Just a short walk north of the city centre the property has easy access to the Festival Theatre, shops and restaurants.

Approached through a generous entrance hallway which leads off to all principle rooms and two storage cupboards, one of which houses the hot water system. The open plan living/dining room is spacious with easterly facing french doors that open to a private terrace. The fitted kitchen has a range of base and eye level units with integrated oven and dishwasher. White goods can also be included.

Both double bedrooms are of good size with the main bedroom benefitting from an en-suite shower room. There is also a separate family bathroom which is part-tiled and has a white fitted suite with hand basin WC and shower over bath.

The block is formed of 16 apartments and is equipped with electric heating and double glazed windows.

To the rear of the building there is a westerly facing communal garden which is well maintained and laid to lawn. The property comes with 1 allocated parking space and visitor parking which operates on a first come first serve basis. There is also a bin store and bike store within the development

Lease Information

We believe the lease to be 125 years from 2007. Service charge £2111.83 p/a

Directions

From the Northgate roundabout head north along Broyle Road and Wolfe Close will be found in due course on the left hand side.

