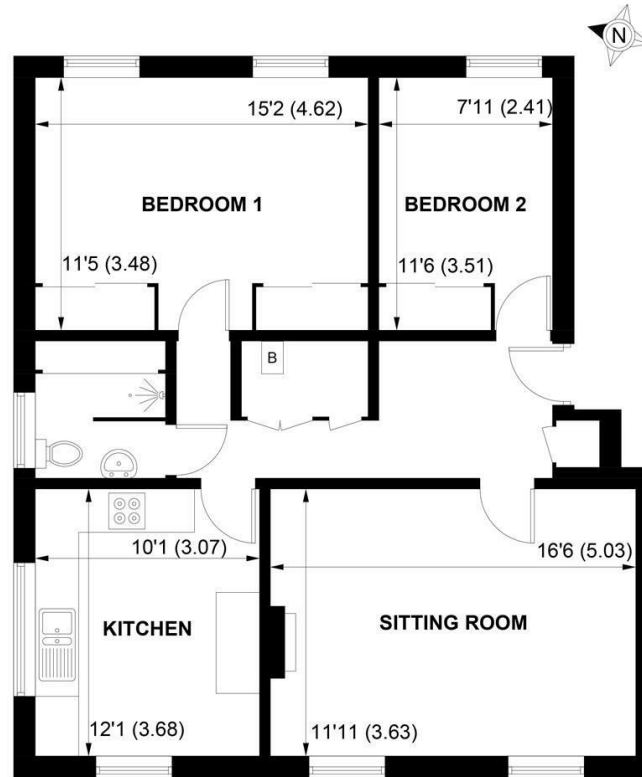




Simon Williams



6 WESTFIELD HOUSE, WESTGATE, CHICHESTER, WEST SUSSEX, PO19 3HP



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
777 SQ FT / 72.2 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

£300,000 Leasehold - Share of Freehold

6 WESTFIELD HOUSE,
WESTGATE, CHICHESTER,
WEST SUSSEX, PO19 3HP

- First Floor Apartment
- Georgian Grade II Listed Property
- Spacious Sitting Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Stylish Shower Room
- Garage & Parking
- Beautiful Communal Grounds
- No Onward Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

A spacious first floor apartment set within a charming Grade II listed Georgian property. The apartment is conveniently located for easy walking distance into Chichester city centre, with its array of amenities including cultural attractions, shops and restaurants.

The apartment is accessed via a communal front door, with stairs leading to the first floor. The generous entrance hall has storage cupboards and a door leads to the sitting room with views over the grounds.

The kitchen is double aspect and fitted with a range of modern units and work surfaces with electric oven, gas hob and space and plumbing for appliances. A useful breakfast bar provides informal dining.

There are 2 double bedrooms, both with built-in cupboards and the stylish shower room consists of large shower cubicle with wash basin and WC.

Outside, the property benefits from a garage and off-road parking. Residents can enjoy use of the communal gardens, which are beautifully maintained.

Tenure

The property is subject to a 200 year lease, with 181 years remaining. Ground rent and maintenance charges are approx. £300 per calendar month, which include buildings insurance and maintenance of all communal areas and gardens.

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...

From Southgate head west along Avenue de Chartres, continue to the Westgate roundabout and turn left into Westgate and continue until the next mini roundabout. Take the third exit turning right into Sherbourne Road and Westfield House can be found immediately to the left hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

