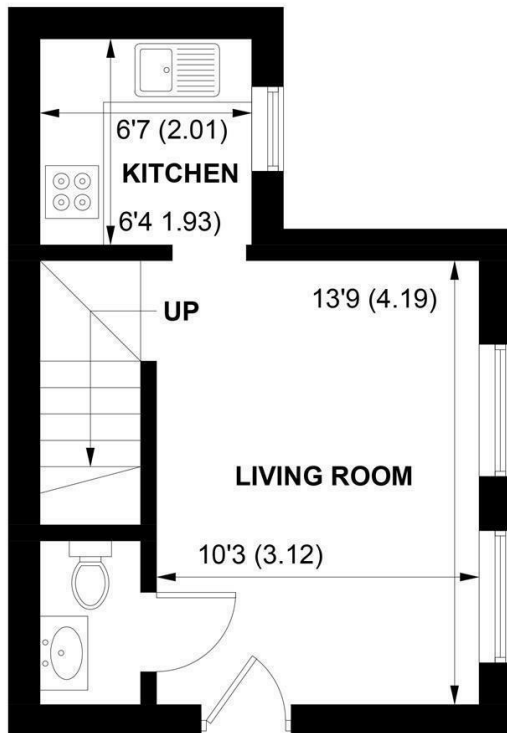


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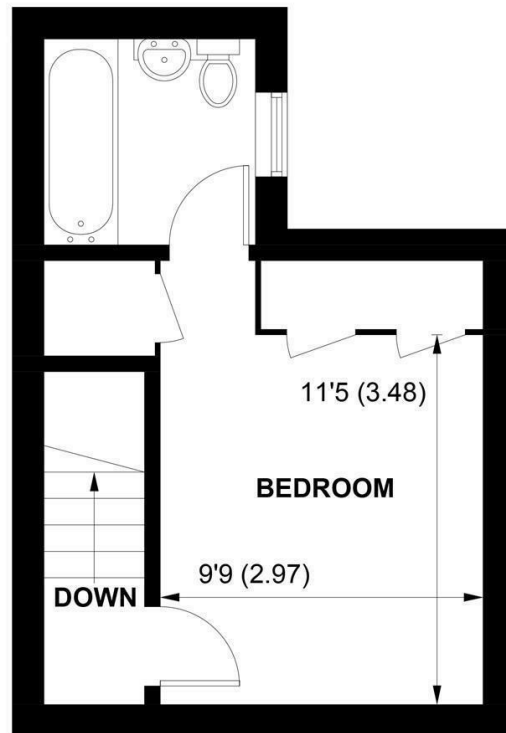
Sims Williams



6 COOPER STREET, CHICHESTER, WEST SUSSEX, PO19 1EB



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 467 SQ FT / 43.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©**

**Produced for Sims Williams**

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
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# £750,000 Freehold

6, COOPER STREET,  
CHICHESTER,  
WEST SUSSEX, PO19 1EB

- Block Of Four One Bedroom Apartments
- City Centre Location
- All Flats With Tenants In Situ
- Off Road Parking Space
- All Flats Fully Refurbished
- Yield Of % Per Annum
- Chain Free Sale
- Great Investment opportunity
- Freehold Property

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = B

A block of four recently refurbished one bedroom apartments situated in the heart of Chichester city centre with local shops, schools, transport links and the Cathedral all on the door step. The flats are presented in good order throughout with recently fitted modern kitchens, bathroom and general redecoration. Flats one & two are situated to the ground floor and flats 3 & 4 on the upper level. The flats currently have tenants in situ generating a yearly rent of £38,940 which generates a yield of 4.8%.

Flat one (maisonette): private ground floor entrance into living room with adjacent modern fitted kitchen, cloak room and double bedroom upstairs with ensuite bathroom. Monthly rental £850, EPC D.

Flat two: ground floor apartment, large open plan kitchen living space with double bedroom and fitted bathroom. Monthly rental 825, EPC D.

Flat three: first floor apartment, Spacious living room with offset kitchen, good sized double bedroom and family bathroom. Monthly Rental £850, EPC D.

Flat four: First floor apartment, spacious living room, galley kitchen and store, double bedroom and fitted bathroom. Monthly rental £720, EPC D.

The cathedral City of Chichester offers a wide range of cultural, leisure and shopping facilities, including the Pallant House gallery and renowned Festival Theatre. The pedestrian shopping precinct, centred around the historic Market Cross has an excellent selection of shops, cafes, pubs, and

restaurants. There is a bus station and railway station offering easy access into London and surrounding areas. Together with many highly regarded public and state schools in the local area with further and higher education options available, making it an ideal place to raise a family.

The beautiful South Downs National Park is situated just to the north and the nearby Goodwood Estate, located to the Northeast is famous for its event days. Such as the world-famous Festival of Speed and Goodwood Revival. Just a few miles south you have Chichester Marina and Harbour, which lead out to the Solent and the stunning Blue Flag sandy beaches at West Wittering.

## Directions...

From our office head north on south street as you approach The Cross Cooper street will be just on the right past Cote Brasserie. The flats can be found a short way down on the left.

## 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.

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



