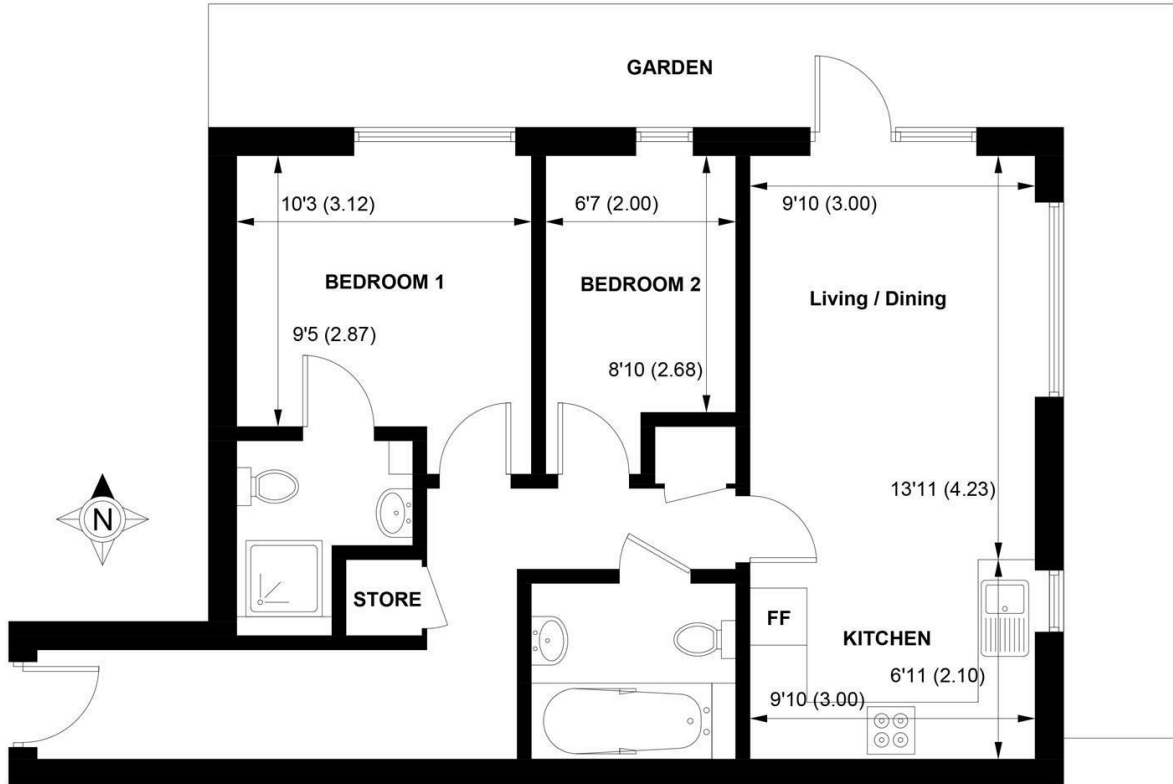


The logo for Sims Williams, featuring the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

Sims Williams



2 PRICE HOUSE LIBERATOR PLACE, CHICHESTER, WEST SUSSEX, PO19 7BP



**APPROXIMATE GROSS INTERNAL AREA = 612 SQ FT / 56.9 SQ M**

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

# £265,000 Leasehold

2 PRICE HOUSE, LIBERATOR PLACE,  
CHICHESTER,  
WEST SUSSEX, PO19 7BP

- City Centre Apartment
- Two Allocated Parking Spaces
- CHAIN FREE
- Two Bedroms
- Ensuite Shower Room
- Ground Floor
- Private Garden
- Integrated Appliances
- Shared Ownership Available

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = C

Stylish modern apartment set in the heart of Chichester within easy walking distance of local schools, shops, the hospital and train station. The property is offered chain free and benefits from two off road parking spaces, courtyard garden and two bathrooms. The apartment can be purchased at either full value or as part of the shared ownership scheme.

The large hallway services all rooms leading to the open plan kitchen living space with modern fitted units at base and eye level, integrated appliances, dual aspect windows and double doors leading to the courtyard garden.

There are two bedrooms, one being a small double both with floor to ceiling windows and the master benefiting from a fitted ensuite shower room. Completing the property a useful store cupboard and the family bathroom with shower over bath, tiled walls and pedestal sink.

Externally the property benefits from two off road parking space and a courtyard garden with a block paved seating area and lawns which span the length of the property. The flat is offered in excellent condition throughout with superb fixtures & fittings and a bright, airy feel thanks to it's many large picture windows.

The development is situated near the city centre, on the east side, within easy distance of the train station and the city's

facilities. Chichester offers a good selection of shops and restaurants, as well as the renowned Festival Theatre and Pallant House Gallery. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour

The full value of the property can be purchased for £265,000 or a 60% share can be purchased for £159,000 with a monthly rent of £218.72 payable on the remaining share. There is a monthly service charge of £105.11 and a remaining lease of 118 years.

### 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.

