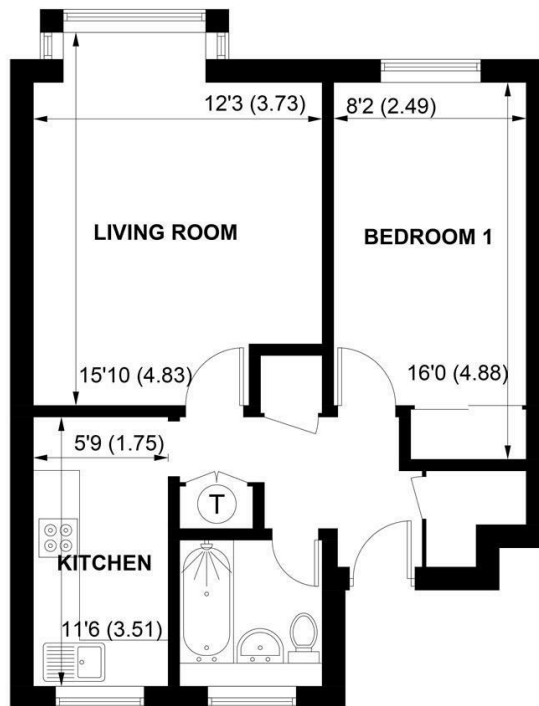




Sims Williams



4 FESTIVAL COURT, SOMERSTOWN, CHICHESTER, WEST SUSSEX, PO19 6AE



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 507 SQ FT / 47.1 SQ M

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

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# £155,000 Leasehold

4 FESTIVAL COURT, SOMERSTOWN,  
CHICHESTER,  
WEST SUSSEX, PO19 6AE

- First Floor Flat
- No Onward Chain
- Sitting Room
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Garage In Compound
- Favoured Chichester Location
- Communal Gardens

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

This FIRST FLOOR ONE BEDROOM FLAT is situated within the popular Somerstown development, a well-regarded and established residential area within easy reach of Chichester city centre. The property enjoys a prime location, just a SHORT WALK FROM NORTH STREET and the Festival Theatre, making it ideally placed for access to both everyday amenities and cultural attractions.

The accommodation is arranged to provide a practical and comfortable layout. A communal entrance with secure entry system leads to the flat, where an entrance hall gives access to all rooms. The sitting/dining room is a bright and welcoming space, while the fitted kitchen provides a good range of storage and preparation areas. The bedroom is a well-proportioned double, complemented by a bathroom.

Externally, the Somerstown development is known for its central yet peaceful setting, with well-maintained communal areas. Residents benefit from proximity to Chichester's vibrant city centre, which offers a wide range of shops,

restaurants and leisure facilities. The Festival Theatre, cathedral and galleries are all within walking distance, while excellent transport connections are available from Chichester's mainline railway station, providing direct services to London and the south coast.

The property represents an excellent opportunity for first-time buyers, downsizers or investors seeking a conveniently located home with strong rental potential.

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



