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Sims Williams

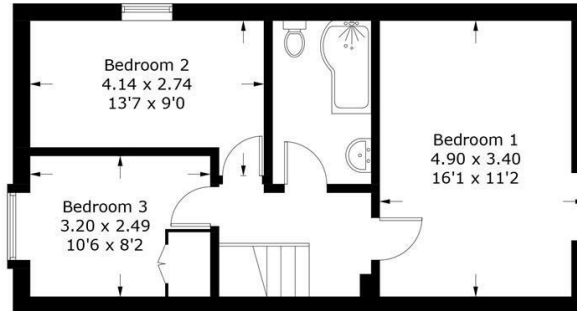


25A, CHAPEL STREET, CHICHESTER, WEST SUSSEX, PO19 1BT

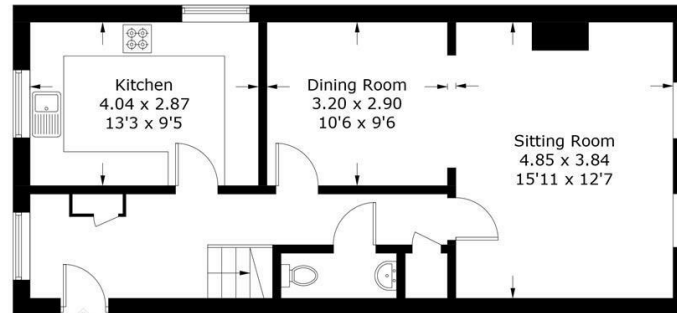


Chapel Street, Chichester, PO19

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft



First Floor



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID645397)

£369,950 Leasehold

25A, CHAPEL STREET,
CHICHESTER,
WEST SUSSEX, PO19 1BT

- Duplex Apartment
- City Centre Location
- Private Parking
- No Forward Chain
- Fitted Kitchen
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Entrance Hall
- Cloakroom

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

A superb 1st and 2nd floor duplex apartment in the heart of the city presented in first class order and with the advantage of a private car parking space. The property was built by Seaward Homes, a local development company, to a high specification with the recent addition of wooden double glazed windows throughout (installed July 2022) except for 2 in the sitting room and offers spacious accommodation. The gas fired boiler was replaced in November 2021 and offers spacious accommodation.

Located just a short stroll from North Street, this super property has well presented accommodation which is arranged over two floors. The entrance hall is light and welcoming and there is a useful cloakroom on this floor.

The fitted kitchen is modern and in good condition, with a range of fitted units under and over the counter tops. These include a gas hob and electric oven with extractor over. There is space for a dish washer, larder style fridge/freezer and space and plumbing for a washing machine.

There is a separate dining room, which leads onto the sitting room. This enjoys an excellent view over Crane Street. On the next floor there are three bedrooms and a modern bathroom suite. There is an allocated parking space to the rear.

Chichester has a good range of restaurants and shops situated in very close proximity. The Festival Theatre and Pallant House Gallery are also within easy reach, as is Westgate Leisure Centre. There is golf and racing at Goodwood and sailing at Chichester Harbour.

Tenure

The property is leasehold with the remainder of a 149 year lease from 29th September 1983. The service charge is £350.00 every 6 months. The ground rent is £60.00 per annum. All to be confirmed.

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 relating to title or other legal 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.



