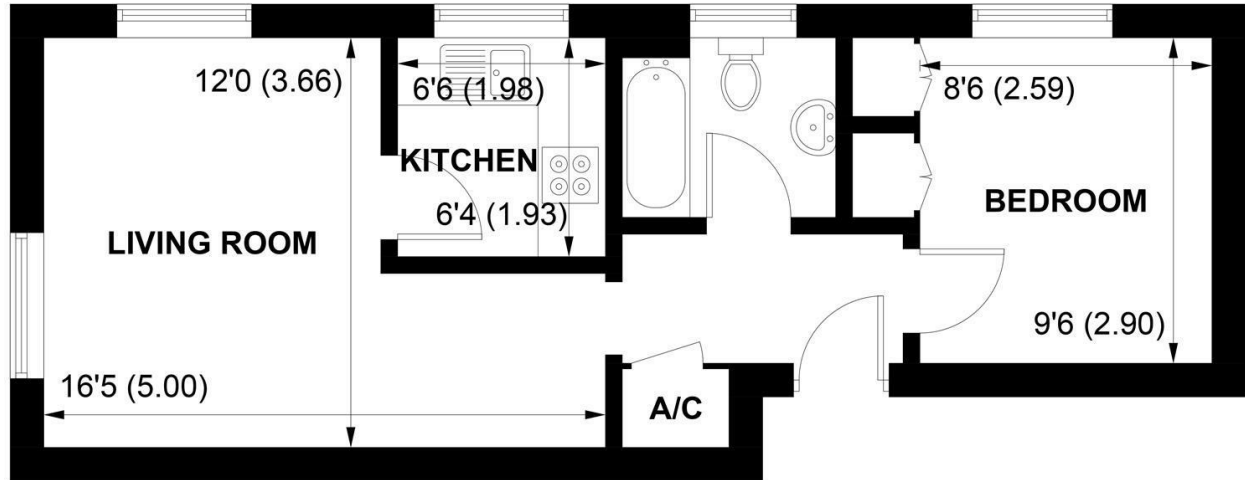




Sims Williams



FLAT 2 SHARP GARLAND HOUSE, EAST WALLS, CHICHESTER, WEST SUSSEX, PO19 1EX



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 376 SQ FT / 34.9 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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£149,950 Leasehold

FLAT 2 SHARP GARLAND HOUSE,
EAST WALLS,
CHICHESTER,
WEST SUSSEX, PO19 1EX

- First Floor Apartment
- Well Presented Throughout
- Central City Location
- Close Proximity To Amenities
- L-Shaped Sitting/Dining Room
- Fitted Kitchen
- Bathroom
- Secure Entryphone Access
- No Onward Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = B

Offered for sale with no onward chain is this nicely presented one bedroom apartment in a superb location, being so central to Chichester.

An array of shops, restaurants and cultural attractions are all within easy walking distance of the property. Excellent travel links are also close by, including mainline train station, bus station and easy access to the A27.

The property has been very well maintained and accommodation comprises communal entrance with steps leading to personal front door.

The hallway opens onto the spacious double aspect L-shaped living area, with ample space for dining table and chairs.

The kitchen is fitted with a range of units, with electric oven, hob and extractor over and space and plumbing for further appliances.

There is a double bedroom and the bathroom is fitted with a white suite consisting of bath with shower over, wash basin and WC.

Tenure

The property has 85 years remaining of its 125 year lease term. Ground rent is approximately £100.00 per annum and service charge is approximately £1,590 per annum, which is payable in 2 instalments.

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...

At the end of East Street, before Eastgate Square, turn left into East Walls. The property can be found on the right hand side.

