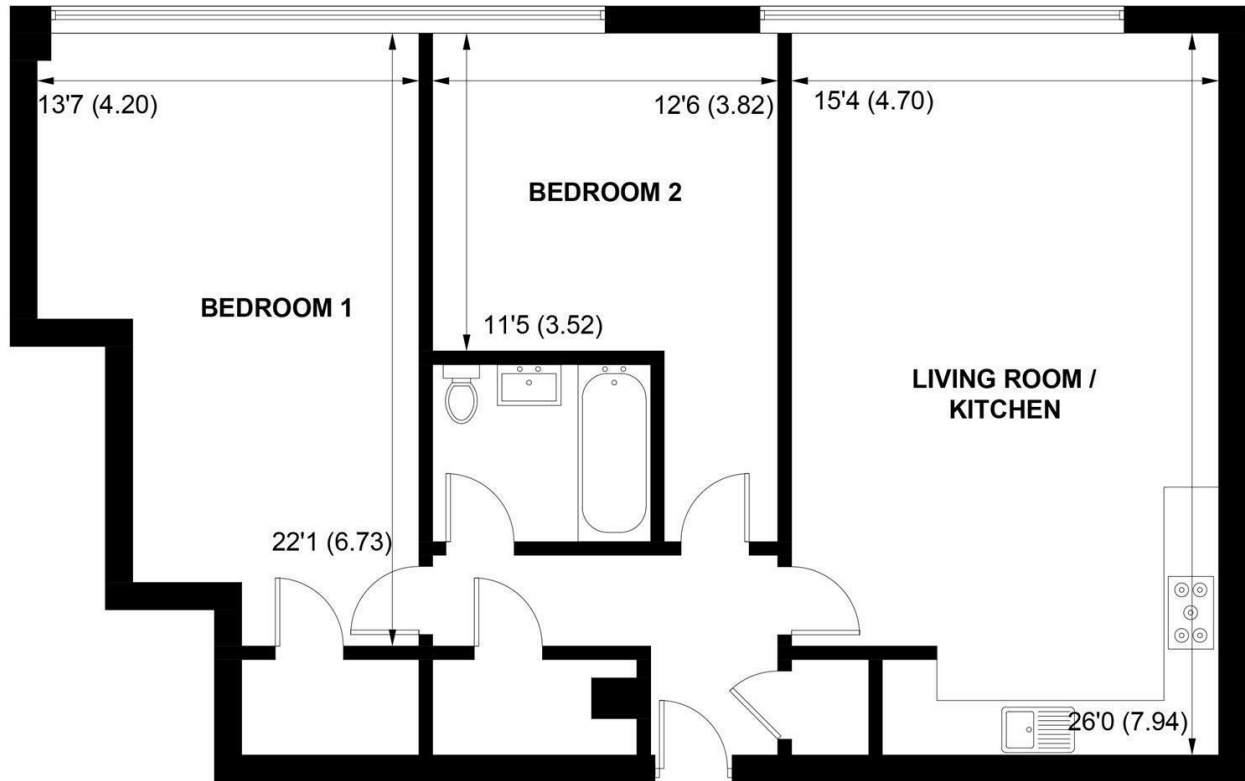




Sims Williams



20 SOUTHGATE APARTMENTS, SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 8GU



**APPROXIMATE GROSS INTERNAL AREA = 1001 SQ FT / 93.0 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©**

**Produced for Sims Williams**

**CHICHESTER OFFICE**

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# £295,000 Leasehold

20 SOUTHGATE APARTMENTS,  
SOUTHGATE,  
CHICHESTER,  
WEST SUSSEX, PO19 8GU

- Top Floor Apartment
- Lift & Stairs To All Floors
- City Centre Location
- Superb Presentation
- Entrance Hall
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Converted in 2020

## EPC RATING

Current = D  
Potential = D

## COUNCIL TAX BAND

Band = D

The property has unusually good space, which is really well presented. There is a very pleasant aspect to the rear, with the large windows affording lots of light.

The entrance hall has a security phone system and the hall itself is also spacious. The bedrooms are both very generous double rooms and there is a stylish fitted bathroom. The kitchen/breakfast room is open plan with the sitting room and has a modern, contemporary feel. It is comprehensively fitted with a dish washer, washing machine, fridge/freezer, hob and oven. there is space for a small dining table.

The apartments are served by both a lift and staircase and there is access to the building via both the front and back. Chichester offers a good selections of shops and restaurants, which are within a few hundred yards. The Westgate Leisure Centre is within a short walk and the train and bus stations are also nearby.

## Directions

The apartment block is situated right opposite our office at the bottom of

South Street and just to the north of the train station.

## 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.

## Lease Details

Tenure - Leasehold. 125 year lease from 2020. Service Charge - Approximately £1021.48 per annum. Ground Rent £250 per annum.

