

The logo consists of the letters 'Sw' in a stylized, white, cursive font on a black square background.

Sims Williams



36 ST AGNES PLACE, CHICHESTER, WEST SUSSEX, PO19 7TN

## 36 St. Agnes Place, PO19 7TN

Approximate Gross Internal Area = 81 sq m / 872 sq ft

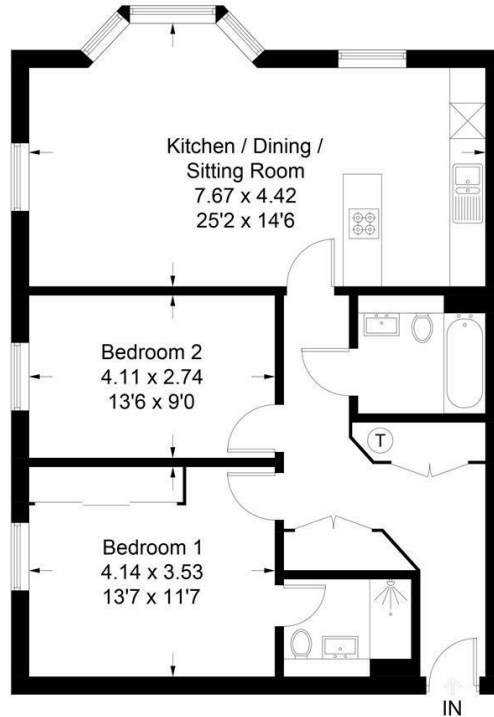


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID630181)

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 787868  
chichestersales@simswilliams.co.uk  
simswilliams.co.uk

# £310,000 Leasehold

36, ST AGNES PLACE,  
CHICHESTER,  
WEST SUSSEX, PO19 7TN

- Superb First Floor Apartment
- Open Plan Living
- Fitted Kitchen/Sitting Room
- Master Bedroom With Shower Room
- Further Bedroom
- Bathroom
- Parking Space
- Lift Service
- No Forward Chain

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

A superbly presented first floor 2 bedroom apartment in a much sought after development lying just to the east of the city centre. The property has a bright double aspect open plan sitting room/fitted kitchen with views into the development.

The apartment has a secure entry 'phone system with a lift and stairs to all floors. The apartment has a good sized hallway with doors leading off to all rooms. The open plan kitchen/sitting room has a 4 ring Bosch induction hob on the centre island with an extractor system over. There is an eye level electric fan assisted oven and grill with microwave oven above. There is a built in larder style 'fridge/freezer and a built in dishwasher. A comprehensive range of cupboards and drawers under as well as glazed wall cupboards.

The master bedroom has built in wardrobes a shower room en suite. There is a further double bedroom and family bathroom.

Outside there are delightful communal gardens and a private car parking space. The property also benefits from having a lockable Bicycle store.

## Location

St Agnes Place is a highly regarded development, which has blended in very well with the city, since it was initially

constructed. It is only a few hundred yards from the city's varied shops in East Street and is popular with city dwellers requiring a superb central location. There are lots of restaurants nearby and cultural amenities include Pallant House Gallery and The Festival Theatre.

## 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

## Directions

From the end of East Street, proceed east into St Pancras, bearing right and then left into The Hornet. You will see St Agnes Place on the left hand side.

## Lease details

Original 999 year lease from 2004. Service charge is £2,418 per annum, paid half yearly which includes buildings insurance. Ground rent £250 per annum.



