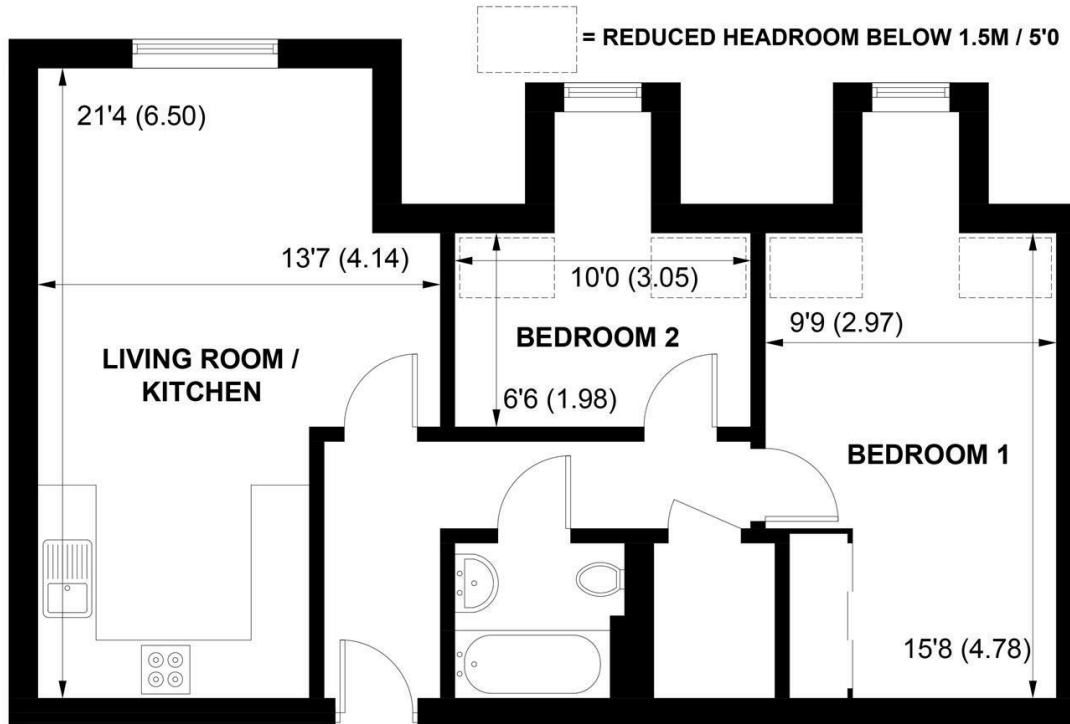




71 JOHN RENNIE ROAD, CHICHESTER, WEST SUSSEX, PO19 8FD



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 634 SQ FT / 58.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

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£255,000 Leasehold

71, JOHN RENNIE ROAD,
CHICHESTER,
WEST SUSSEX, PO19 8FD

- Modern Two Bedroom Apartment
- Waterside Setting
- Close To The City Centre
- Entryphone/ Passenger Lift
- Lounge With Canal Views
- Kitchen With Appliances
- Double Bedroom/ Wardrobes
- Allocated Parking Space

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Modern top floor apartment set beside the canal basin just to the south of the city centre and within a stones' throw of the station, shops and schools. Offered chain free the flat is in excellent condition and benefits from secure underground parking.

Spanning the width of the property is the spacious open plan living area with space for dining and a contemporary fitted kitchen with integrated appliances, units at base and eye level and electric oven/hob.

There are two well proportioned bedrooms with alcove windows and the master benefiting from built in wardrobes. Servicing both is the modern fitted bathroom suite with shower over bath and tiled surround.

Set opposite the canal and Chichester Gate, with the cinema complex and various restaurants, John Rennie Road is part of a thriving section of Chichester, with the proximity of the train station making it popular with commuters. There are so many amenities within a few hundred metres and there is also easy access to the A27 and Witterings road.

directions

From the train station proceed south and the development is situated on the left hand side after a very short distance.

The service charge currently sits at £125 PCM and the ground rent is £321 PA

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.

