

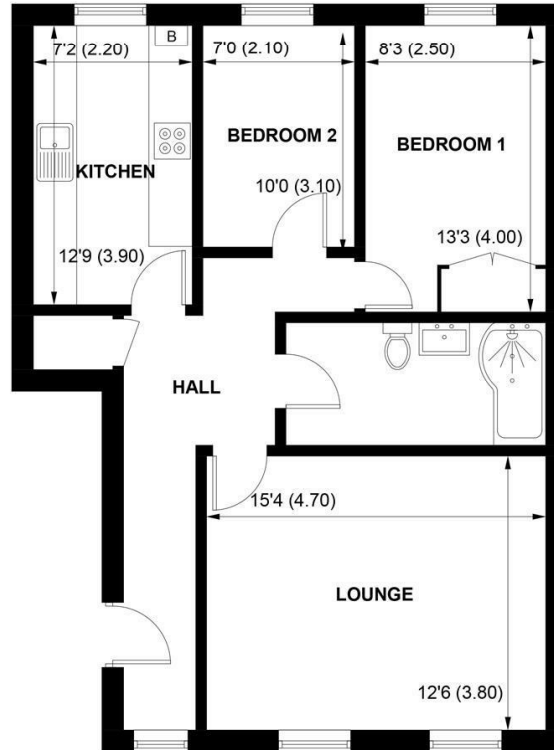


Sims Williams



72, THE HORNET, CHICHESTER, WEST SUSSEX, PO19 7JJ





APPROXIMATE GROSS INTERNAL AREA = 683 SQ FT / 63.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

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

£230,000 Leasehold

72, THE HORNET,
CHICHESTER,
WEST SUSSEX, PO19 7JJ

- Ground Floor Flat
- Recently Refurbished
- Large Sitting Room
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Private Parking & Visitors Parking
- 200 Yards From City Centre
- Must be seen!

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

This extremely well presented ground floor flat close to the heart of the city centre is accessed by a communal entrance door.

The entrance hall leads into a generously sized sitting room with windows to the front aspect.

The attractively fitted kitchen has a good range of counter tops with cupboards and drawers under. Range of wall cupboards and integrated appliances including washing machine, 'fridge/freezer, 4 burner gas hob with extractor over and electric oven below. Wall mounted gas fired boiler for central heating and hot water.

There are 2 good sized bedrooms and a bathroom with bath and plumbed in shower over. Pedestal wash basin and low level WC.

Outside there is a private car parking space and further visitor parking.

The flat is held on a 125 year lease from 1996 and has 95 years remaining. Service charge £1,150 pa including ground rent.

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

From the end of East Street proceed into the Hornet and the flat can be found on the right hand side before the turning into Velyn Avenue.

