



Sims Williams



FLAT 13 MONTCLAIR HOUSE, 19 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 1DN



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 795 SQ FT / 73.88 SQ M

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

CHICHESTER OFFICE

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£283,000 Leasehold

FLAT 13 MONTCLAIR HOUSE,
19, SOUTHGATE,
CHICHESTER,
WEST SUSSEX, PO19 1DN

- Second Floor Apartment
- Central Chichester Location
- Stylishly Presented Throughout
- Open Plan Kitchen/Living Area
- 2 Double Bedrooms
- En Suite Shower Room
- Modern Bathroom
- Outside Terrace
- Lift & Stair Access

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

An extremely well presented 2 bedroom apartment located in the centre of Chichester and perfectly placed for its many amenities including shops, restaurants and attractions.

Access is via secure entry phone system with lift or stairs to the 2nd floor.

The light and spacious accommodation comprises entrance hall with door leading to the open plan living/kitchen, with space for sitting room furniture and table and chairs.

The kitchen area is fitted with a range of stylish units and work surfaces with electric oven and induction hob, integrated fridge freezer and dishwasher.

There are 2 double bedrooms with en suite shower room to bedroom 1 and further bathroom consisting of bath with shower over, wash basin and WC.

The apartment also benefits from an outside terrace area.

Tenure

Lease term of 999 years from 1 October 2020 with 995 years remaining. Service charge, which includes the ground rent is approx. £1,700 per annum, payable half-yearly.

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 our office in Southgate turn right and immediately right into Deanery Close, where the apartment block will be found on the right hand side after a short distance.

