

SW

Sims Williams



14, TANNERY CLOSE, CHICHESTER, WEST SUSSEX, PO19 3EY





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 792 SQ FT / 73.6 SQ M

GARAGE = 154 SQ FT / 14.3 SQ M

TOTAL = 946 SQ FT / 87.9 SQ M

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

£365,000 Leasehold

14, TANNERY CLOSE,
CHICHESTER,
WEST SUSSEX, PO19 3EY

- Ground Floor Apartment
- Prestigious Development
- Well Equipped
- Entrance Hall
- Two Bedrooms
- Two Bathrooms
- Kitchen & Separate Utility
- Sitting Room
- Garage

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A beautifully presented ground floor flat in a much sought after development on Westgate, a short walk to the city centre.

The accommodation briefly comprises entrance hall, sitting/dining room, fitted kitchen, utility room, master bedroom with shower room ensuite and a further bedroom and bathroom.

Outside there are communal gardens, a garage in a compound and further visitor parking.

I think the property will appeal to a downsizer or young professional couple.

This ground floor apartment is situated in an enviable position within this exclusive development, as it fronts on to Westgate. It is approached via a wrought iron gate from Westgate and the accommodation is both generous and well proportioned.

This consists of an entrance hall, sitting room, kitchen, separate utility room, two double bedrooms, an en - suite shower room and a bathroom. There is a delightful outlook over the development to the front and also from the rear, over the communal garden towards the flint wall.

The apartment has the benefit of a garage and there is also visitor's parking. This fine property forms part of a prestigious and secure development and is perfect for discerning purchasers who require a property of the highest quality within a few hundred metres of West Street.

Location

Chichester has a fine array of shops, restaurants and public houses, as well as cultural amenities including the Festival Theatre and Pallant House. There is a mainline station to London Victoria and sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

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 cathedral in West Street, Chichester, proceed west and straight over the roundabout into Westgate. After a short distance you will see Tannery Close on the left hand side.

Lease Details

We understand that the property is leasehold, but that the residents have a share in the freehold. We are awaiting confirmation of the length of lease and also the service charge.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



