

White & Brooks

CHICHESTER

£575,000

The Woolstaplers • Chichester • West Sussex

“Stunning Modern Apartment”



- ❖ First Floor
- ❖ Two Double Bedrooms
- ❖ Balcony
- ❖ 2 Bathrooms (One En Suite to Main Bedroom)
- ❖ Open Plan Kitchen/Living/Dining Room with Integrated Appliances
- ❖ Lift to All Floors
- ❖ Allocated Parking Space in Gated Underground Car Park

About The Property

A stunning Two Bedroom first floor apartment situated in the heart of Chichester City Centre . Vesta is a development of beautifully designed contemporary apartment built by Vanderbilt Homes three years ago, with stunning views of the Cathedral.

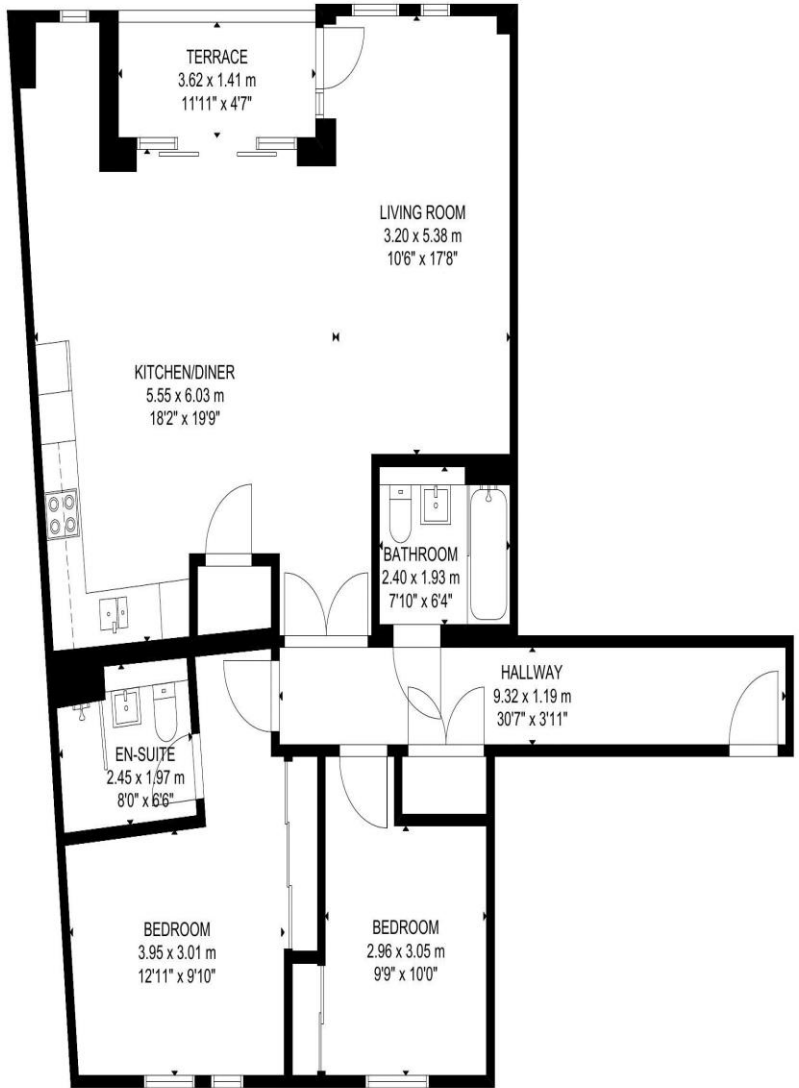
The property has the benefit of a West facing balcony, an allocated parking space in a secure gated underground car park and a lift to all floors.

The accommodation comprises Two Bedrooms with an En-suite to the Main Bedroom and a further Family Bathroom, an open plan Kitchen/Living/Dining Room with NEFF integrated appliances. The property was constructed to a high specification with an air recycling system filtering fresh air from outside to inside and underfloor heating throughout the entire apartment.

The historic Cathedral City of Chichester provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums. The nearby area hosts many sailing clubs and marinas provide exceptional facilities for boating and sailing enthusiast of all abilities. West Wittering and East Head offer stunning beaches and a wide choice of recreational and water related sporting facilities. The South Downs National Park can be found to the north of Chichester and provides miles of beautiful walks and rides. Approximately 3½ miles to the North lies Goodwood with its' famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. Chichester benefits from a main line rail service to London Victoria (approximately 90 minutes) and the A27 provides access across the Coast to Brighton to the East and Southampton to the West.



Floorplan and EPC



GROSS INTERNAL AREA
TOTAL: 108 m²/1,164 sq ft
FLOOR 1: 108 m²/1,164 sq ft
EXCLUDED AREA: TERRACE: 5 m²/55 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR 1



Room Details

Hallway 30' 7" x 3' 11" (9.32m x 1.19m)

Second Bedroom 9' 9" x 10' 0" (2.96m x 3.05m)

Primary Bedroom 13' 0" x 9' 11" (3.95m x 3.01m)

En-suite

Kitchen/Diner 18' 3" x 19' 9" (5.55m x 6.03m)

Terrace 11' 11" x 4' 8" (3.62m x 1.41m)

Living Room 10' 6" x 17' 8" (3.20m x 5.38m)

Bathroom

