



## Flat 2

Guildhall Street | Chichester | PO19 1NJ

Offers In Excess Of £250,000



**hancock**

Lettings & Estate Agents

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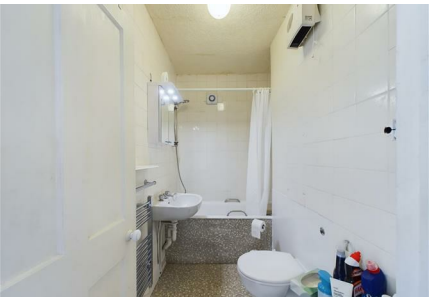
Hancock & Partners proudly presents this charming two-bedroom split-level flat nestled in the heart of Chichester. Two generously sized double bedrooms, each with en-suite, living room kitchen/dining, parking.

- Chain Free
- Parking
- City Town Centre
- Two En-Suites
- Open Day
- Two Double Bedrooms
- Split-Level
- Inside City Walls
- Priory Park
- Chichester

## Summary

Hancock & Partners proudly presents this charming two-bedroom split-level flat nestled in the heart of Chichester. This exquisite property boasts two generously sized double bedrooms, each with its ensuite bathroom, ensuring absolute comfort and privacy. This spacious living room bathes in natural light, creating a warm and inviting atmosphere. The kitchen/dining area offers ample space, making it perfect for cooking enthusiasts. Additionally, a rare gem in this location, this property includes designated parking spot for your convenience.





### Accommodation

This unique property is ingeniously designed across two levels, enhancing both functionality and aesthetics. On the first level, you'll find the inviting living room and the well-proportioned kitchen/dining area, perfect for hosting gatherings or enjoying peaceful meals. Ascend the stairs to discover the two double bedrooms, each thoughtfully equipped with built-in storage, abundant natural light with two ensuites.

### Outdoor Space

Outside, you'll be delighted to find an allocated parking spot discreetly tucked behind the building. Furthermore, the property is adjacent to Priory Park, a delightful green oasis that offers a charming cafe, picturesque walks, and children's play areas, allowing you to enjoy the outdoors right at your doorstep.

### Location:

Ideally situated in the heart of the city centre, you'll enjoy the convenience of having shops, cafes, restaurants, the Chichester Festival Theatre, and train stations all within easy walking distance. Chichester is renowned for its abundant green spaces, with the majestic cathedral just minutes away,

### Additional Information

1. Buildings Insurance
2. Water rates
3. Cleaning
4. Repairs & Maint
5. Management fees
6. Accountancy etc

### Key Information:

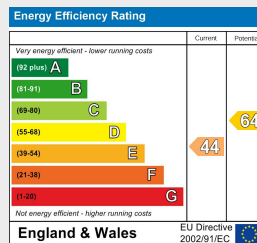
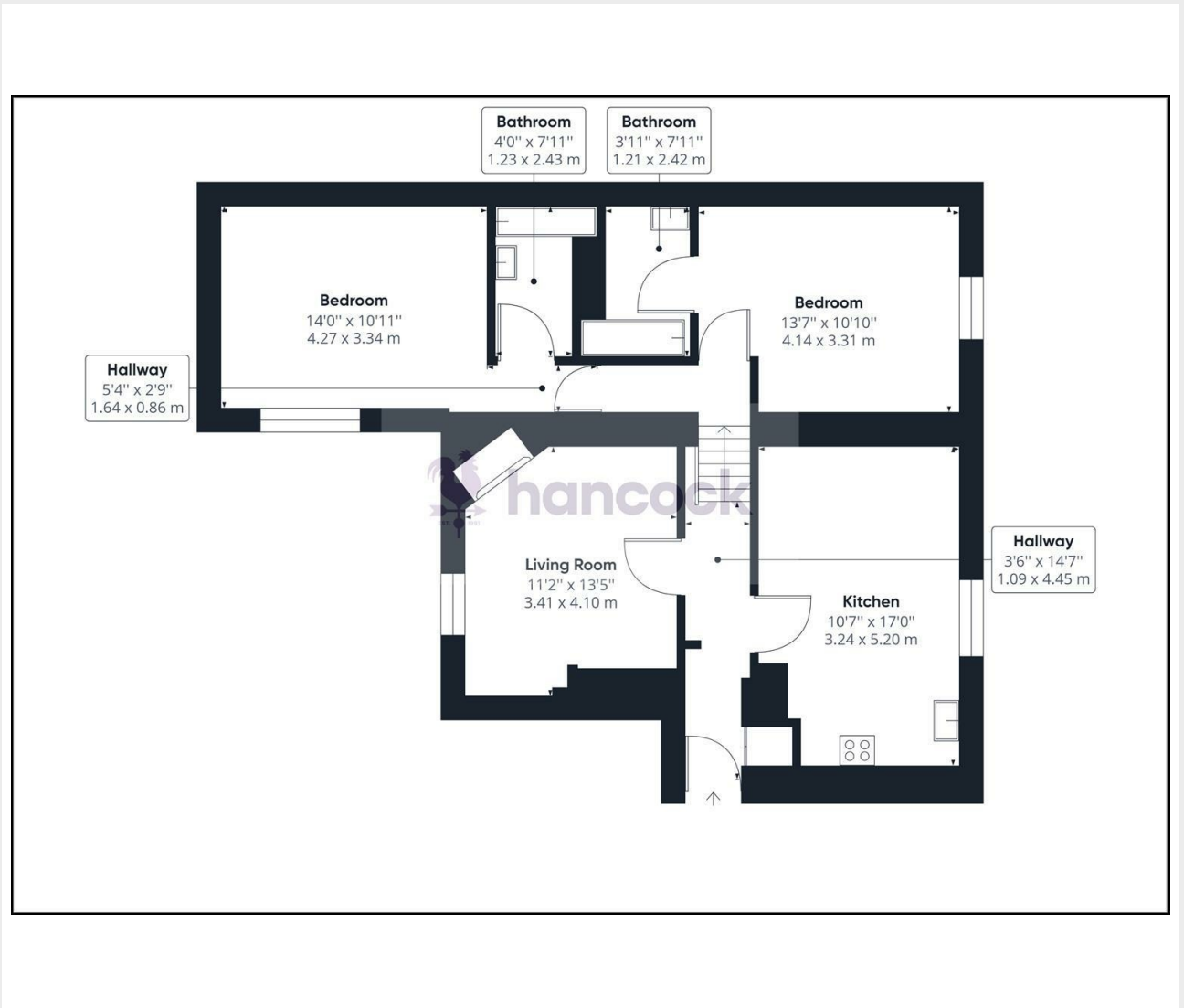
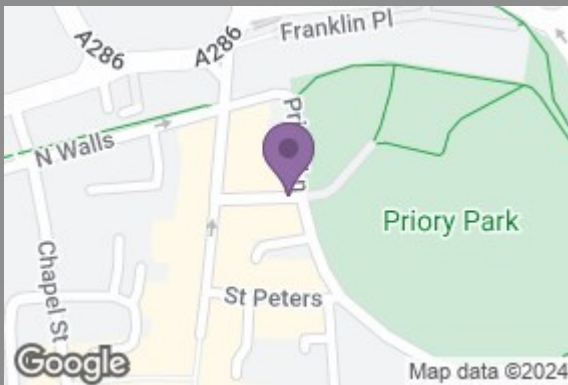
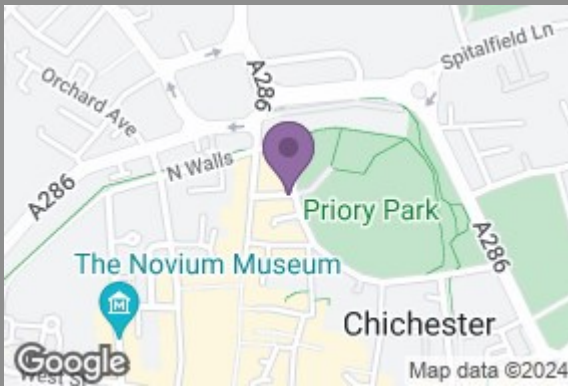
Heating : Electric  
Mains Sewerage : Southern Water  
Mains Water Supply : Portsmouth Water  
Electric : Mains

### Additional Charges :

Service Charges : £2142.68 per annum  
Ground Rent : £150 per annum  
Lease Length : 89 years  
Tenure : Leasehold

### Services :

Broadband Speeds : up to 106Mbps  
Mobile Signal/Coverage : EE, Three, 02 & Vodafone



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