



23 CHATSWORTH ROAD

CHICHESTER, PO19 7XU

Guide Price £169,500

LEASEHOLD

Hancock & Partners proudly presents this charming first-floor one-bedroom flat located on the outskirts of Chichester. Featuring a spacious main bedroom with built-in storage, a versatile dining/living room, a contemporary kitchen, and a modern bathroom. This property also comes with allocated parking and is offered Chain Free.



hancock
Lettings & Estate Agents

23 CHATSWORTH ROAD

- Chain Free • One Bedroom First Floor Flat • Chichester • Close To A27 • Allocated Parking • Recently Renovated Kitchen • Virtual Tour • Extended Lease • One Bathroom • Reception/Dining Room



Summary

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Accommodation

This property comprises a versatile dining room/living room filled with abundant natural light. The kitchen has recently undergone a modern renovation, providing a fresh and up-to-date feel. The generously sized main bedroom easily accommodates a double bed and includes a convenient built-in storage cupboard. The bathroom boasts contemporary fixtures and a shower over the bath. At the property's entrance, you'll find outdoor storage, perfect for bicycles and additional items.

Outside

Situated amidst communal gardens with ample green space, this property offers a tranquil environment. Residents' parking is conveniently located at the front of the building.

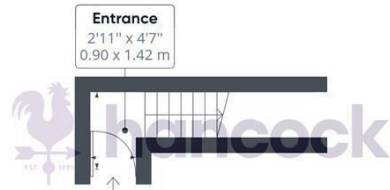
Location

Nestled just southeast of the city center, this property is within walking distance of Chichester's historic heart, renowned for its vibrant selection of bars, restaurants, and shops. Chichester is celebrated for its Festival Theatre, Pallant House Gallery, and proximity to the prestigious Goodwood Estate, famous for both motor racing and horse racing. To the south lies Chichester Harbour, designated an Area of Outstanding Natural Beauty, and within it, the blue flag beach of West Wittering. Chichester station provides railway connections to London via the Victoria Line, as well as links via Havant and the Waterloo Line, offering convenient connections along the South Coast.

Service Charges

Service Charges : £600.00 per annum
Ground Rent : £0 per annum
Years Remaining : 148 years





Floor 0



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Council Tax Band: B