



## Priority Row

Priority Lane | | Chichester | PO19 1BW

Guide Price £300,000



# hancock

Lettings & Estate Agents

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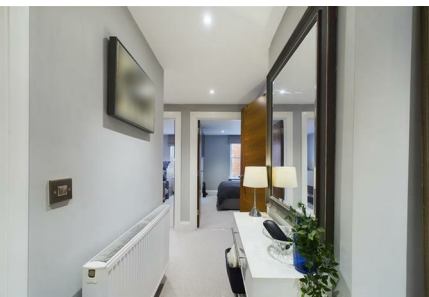
Hancock and Partners proudly presents this delightful two-bedroom flat, perfectly situated in the vibrant heart of Chichester City Centre. This property boasts an array of modern amenities, featuring a spacious open-plan kitchen and living room, two generously sized double bedrooms, a contemporary family bathroom, a generously sized walk-in wardrobe, and a built-in utility cupboard for added convenience.

- Two Bedrooms
- City Centre Location
- High Spec Kitchen
- EPC B
- Walk In Wardrobe
- Modern Kitchen
- Modern Bathroom
- Dual Aspect Living Room
- First Floor
- Modern Decor

## Summary

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## Accommodation

Upon entering, you'll be welcomed by an open-plan living room and kitchen flooded with natural light from dual aspects. The kitchen is both modern and bespoke, complete with essential appliances, including a dishwasher, a fridge-freezer, hot water tap, waste disposal sink and wine fridge. The two bedrooms offer comfortable and stylish living, with one bedroom benefiting from a convenient built-in wardrobe. The apartment also includes a well-appointed contemporary bathroom and a large walk in wardrobe. A separate cupboard houses a washing machine, ensuring your laundry needs are easily met. The apartment's finish reflects an exceptionally high standard, promising luxurious and contemporary living in the heart of the city center – an opportunity you won't want to miss.

## Location

Nestled ideally in the heart of the city center, this property offers unparalleled convenience. You'll be just steps away from an array of shops, cafes, restaurants, the renowned Chichester Festival Theatre, and multiple train stations, making commuting and leisure activities a breeze. Chichester is celebrated for its abundant green spaces, and the majestic cathedral is just minutes away, providing a peaceful retreat in the midst of the city's lively atmosphere. This exceptional location perfectly balances urban and natural living.

## Additional Information

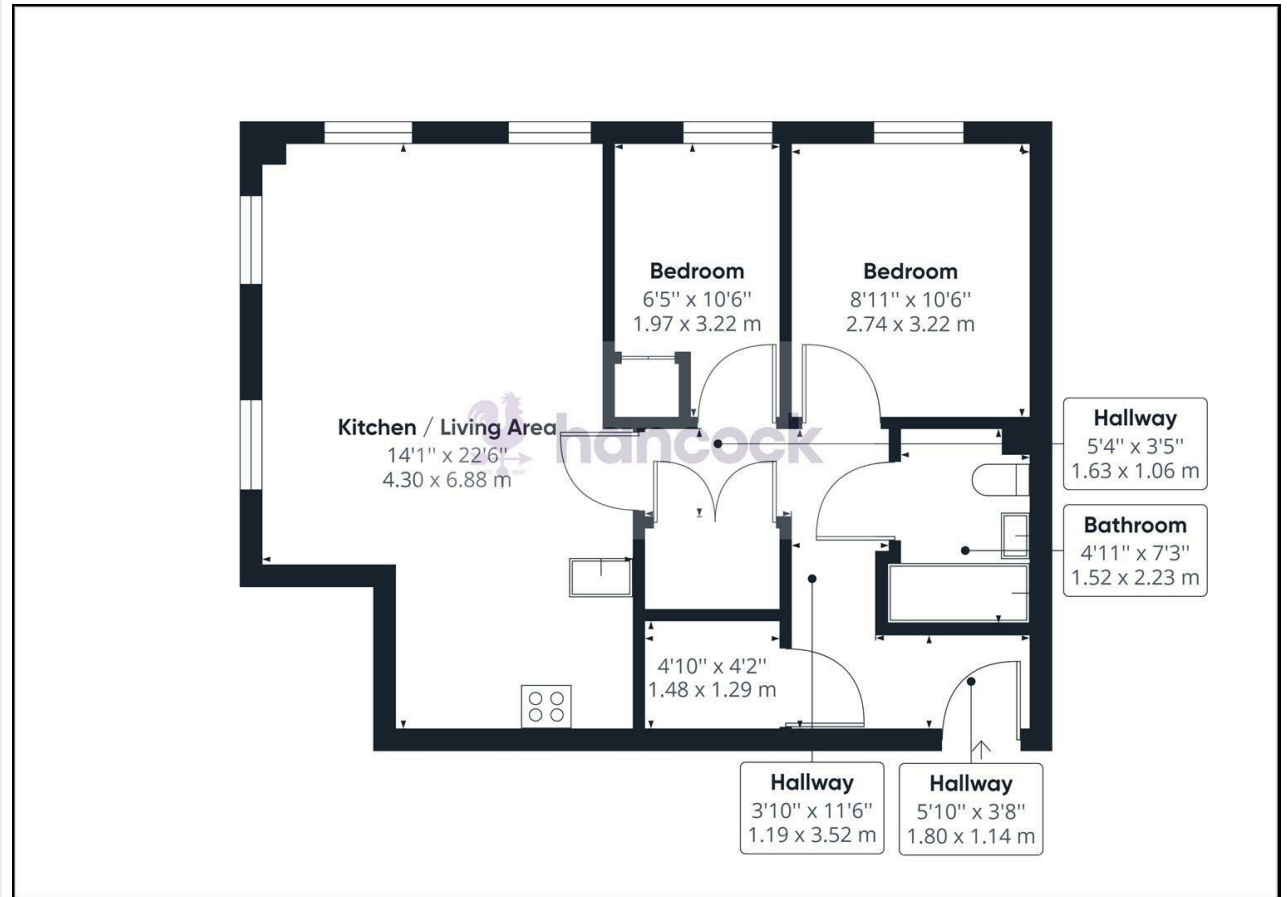
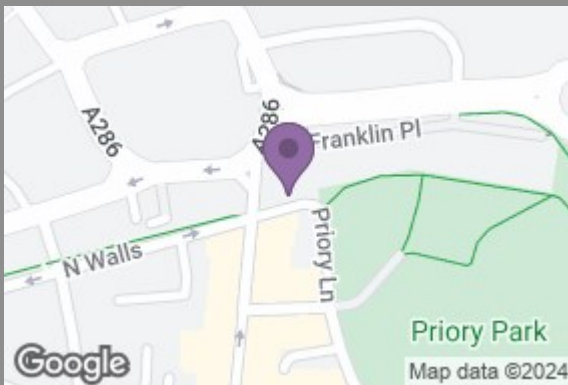
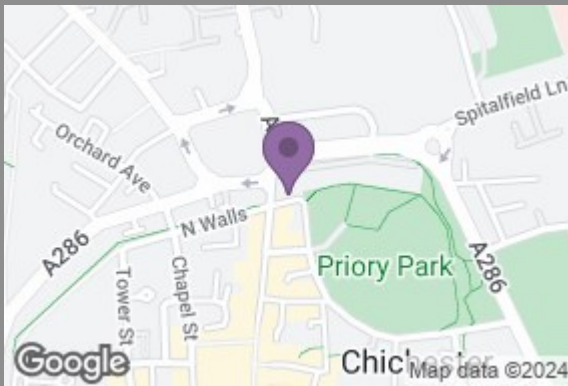
Tenure : Leasehold  
Service Charge : £1224 per annum  
Ground Rent : N/A  
Lease Remaining : 122 Years

## Key Information:

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

## Services :

Broadband Speeds : up to 80Mbps  
Mobile Signal/Coverage : EE, Three, 02 & Vodaphone



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>		84	84
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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