



Paulus Court | St Pauls Road | Chichester | West Sussex | PO19

6AJ
Guide Price £250,000



hancock

Lettings & Estate Agents

Paulus Court

St Pauls Road | Chichester

West Sussex | PO19 6AJ

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- Central Location
- Ground Floor Apartment
- Kitchen
- Garage
- Somerstown
- Two Bedrooms
- Living Room
- Bathroom
- No Forward Chain
- Built In Storage

Hancock & Partners presents this spacious two bedroom ground floor flat situated in the highly desirable development Somerstown. The property comprises of two double bedrooms, shower room, w/c, living room and separate kitchen. The property is offered with no onward chain.

The property also benefits from a intercom system for the communal doors, modern kitchen, garage and built in storage throughout.

The property is located in Somerstown just a short



what3words ///

good.clubs.wash



distance to the North of Chichester's City centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing.

to the South of the City is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connects right along the South Coast.

Additional :

Tenure : Leasehold - Share Of Freehold

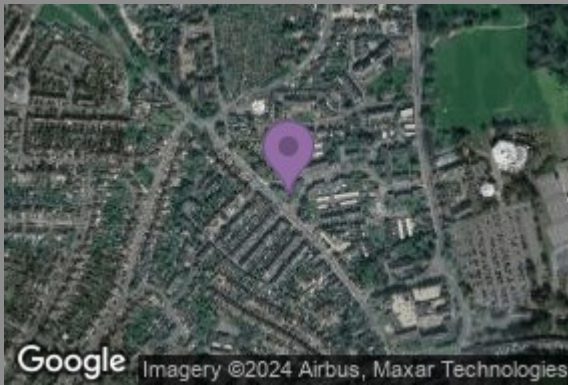
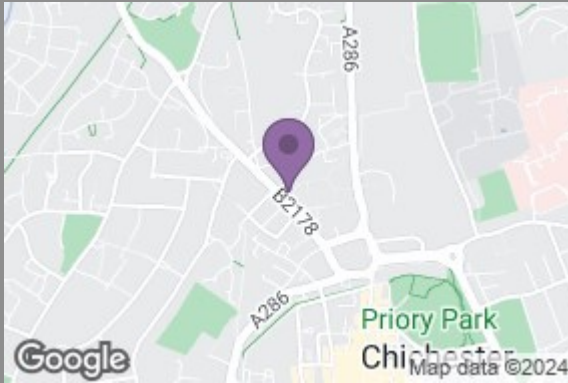
Years Remaining : 112 Years

Service : £2316.00 per annum

EPC : C

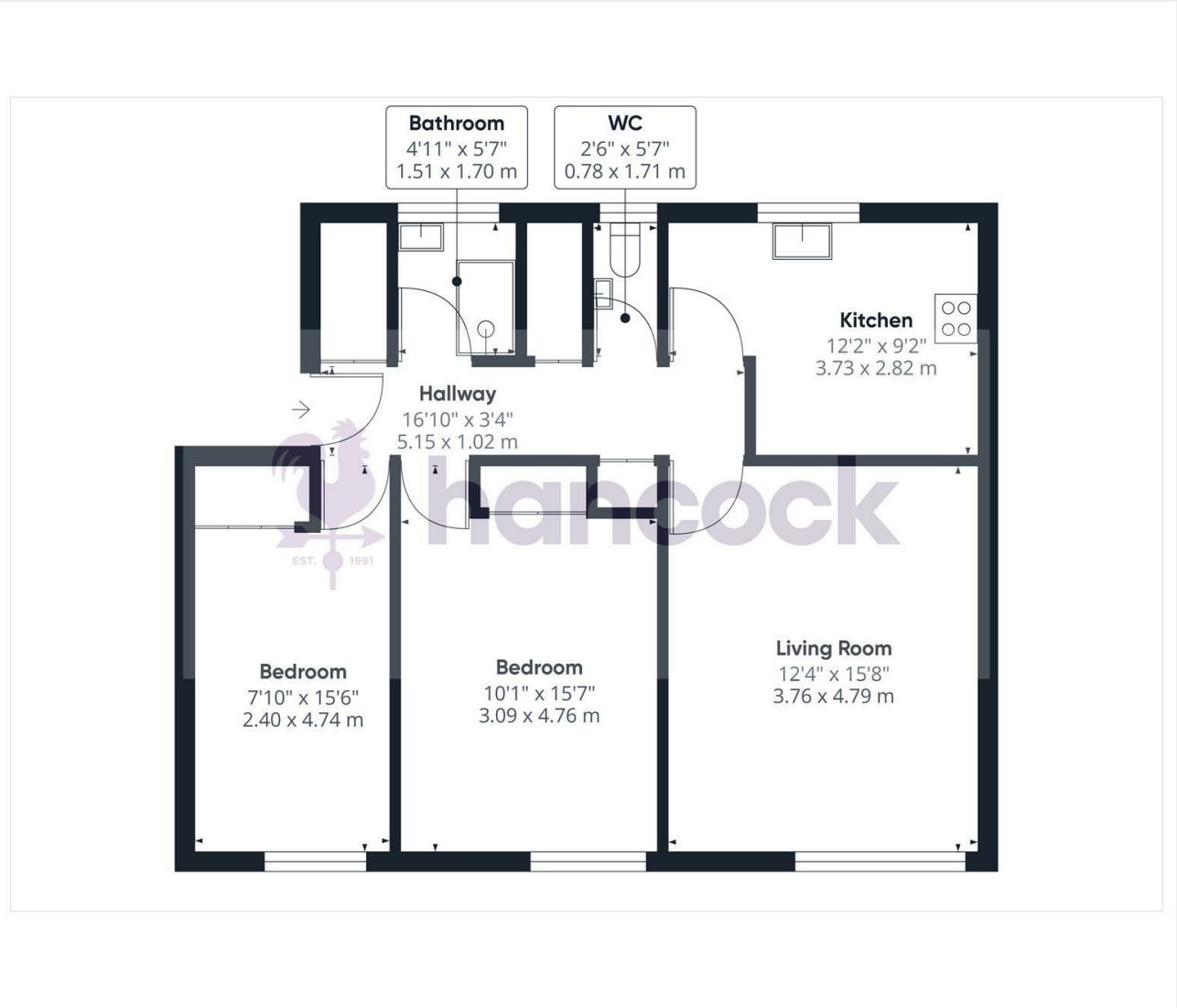
Broadband Speeds : up to 1000mbps

Phone Coverage : EE, O2, Vodaphone, Three



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 76 |
| (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 | |



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