



4 Guildhall Street | Chichester | PO19 1NJ

Guide Price £165,000 Leasehold



hancock

Lettings & Estate Agents

Flat 1

Guildhall Street |

Chichester | PO19 1NJ

Guide Price £165,000

- Chain Free
- Studio
- Service Charge
£2108.44 per annum
- Lease - 90 Years
Remaining
- Recently Renovated
- Investment Opportunity
- Guildhall Street
- Ground Rent
£150.00 per annum
- Allocated Parking
- City Centre

A charming studio property situated in the heart of Chichester. The property is located on the first floor and is an ideal investment opportunity or city break get away. Cash buyers only and grade 2 listed. Chain free.

The property comprises of a creative living/bedroom space with cleverly designed storage space throughout the property, a separate kitchen with white goods, bathroom



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which has standing shower and has been recently renovated.

Outside, you'll discover a designated parking spot discreetly situated behind the building. Moreover, the property is conveniently located next to Priory Park, a lovely green sanctuary featuring a quaint café, scenic pathways, and recreational areas for children, providing easy access to outdoor enjoyment right outside your door.

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 Charges :

Service Charges : £2108.44 per annum

Ground Rent : £150 per annum

Lease Length : 90 years

Tenure : Leasehold

Services :

Broadband Speeds : up to 106Mbps

Mobile Signal/Coverage : EE, Three, O2 & Vodaphone

Tenant is situ until December 2024. Enquire for further details.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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