



3 St Agnes Place | Chichester | West Sussex | PO19 7TN

Guide Price £225,000



**hancock**

Lettings & Estate Agents



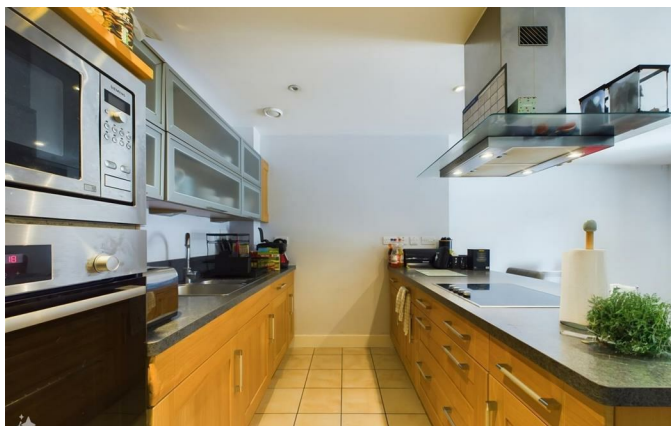
St Agnes Place | Chichester  
West Sussex | PO19 7TN  
Guide Price £225,000

- Ground floor flat
- Open plan kitchen and living area
- Modern bathroom
- Communal Gardens
- No Onward Chain
- One double bedroom
- Fitted wardrobes
- Close to the city centre
- Allocated parking space
- Leasehold

Hancock & Partners presents this spacious ground floor apartment in the popular St Agnes Place development. The property is located in the centre of Chichester and within walking distance of the city centre shops.

Comprising of a well sized double bedroom with fitted wardrobes, an open plan kitchen/living room and modern fitted bathroom. The property also benefits from an allocated parking space and use of the communal gardens.

The property is offered with no onward chain. Currently tenanted until December 2024.





what3words ///

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The property is located in a purpose built block just to the east of Chichester's vibrant 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 connections right along the south coast.

**Additional Information :**

Tenure : Leasehold

Years Remaining : 978

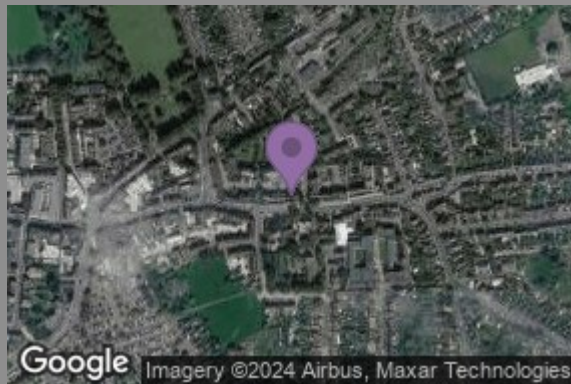
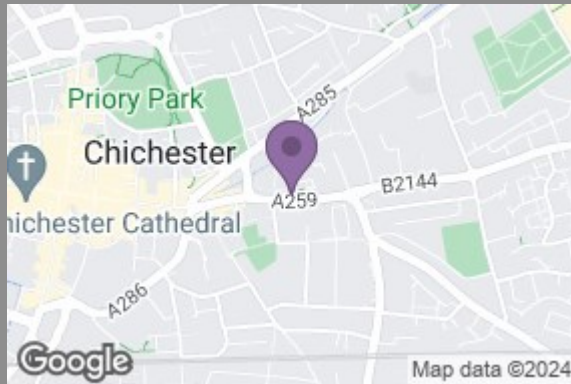
Service Charge : £1368 per annum

Ground Rent : £250 per annum

Broadband : Up To 80mbps

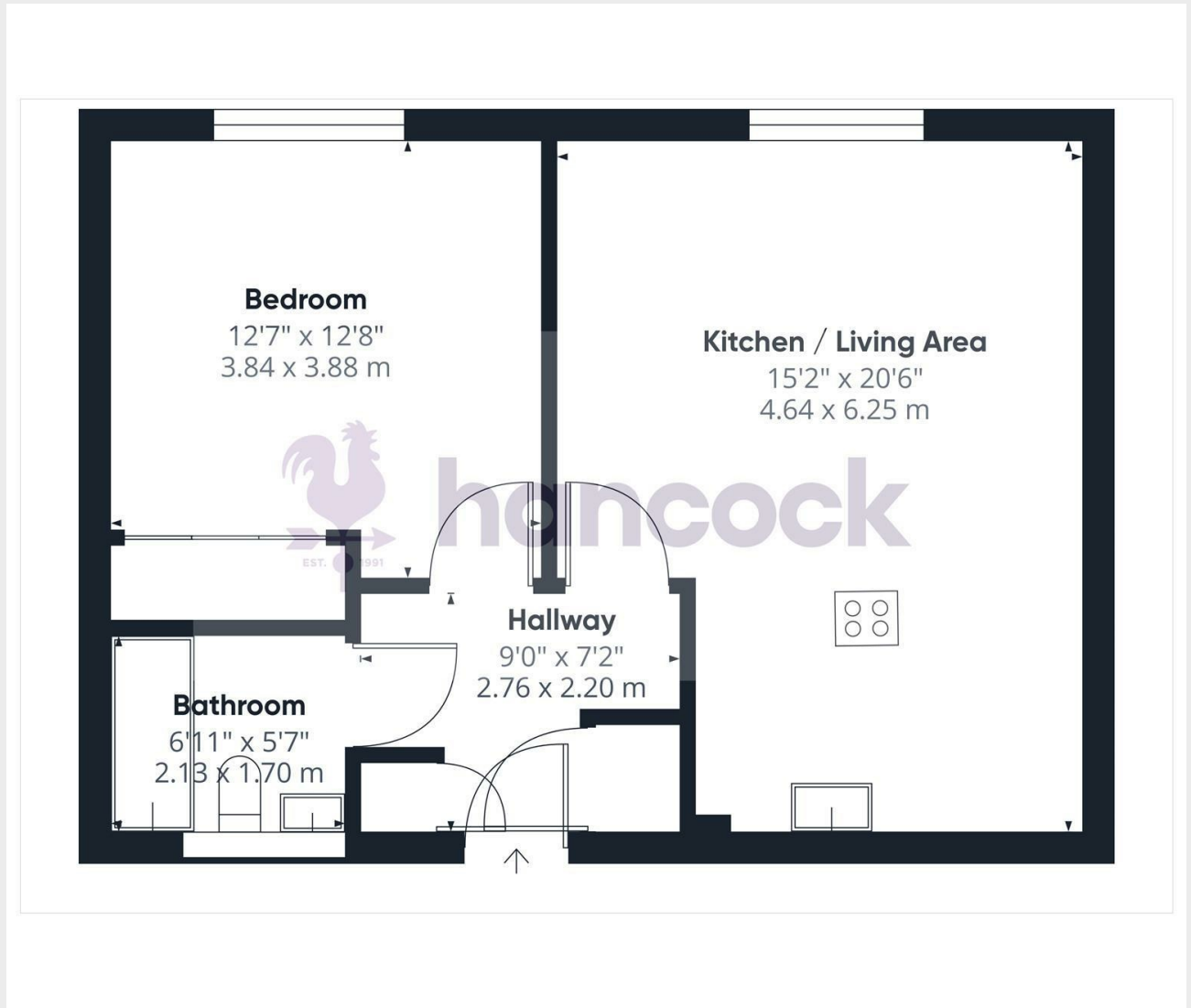
Mobile : EE, 02, Three, Vodafone





### Energy Efficiency Rating

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



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