



5 Ladygrove | Chestnut Avenue | Chichester | PO19 5QD

Guide Price £720,000



**hancock**

Lettings & Estate Agents

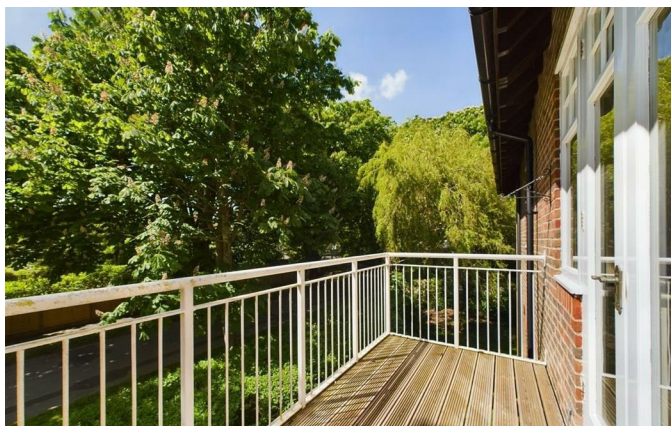
Ladygrove | Chestnut Avenue  
Chichester | PO19 5QD  
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- No Onward Chain
- Underground Parking
- Four Bedrooms
- Long Lease
- First Floor
- Balcony
- Communal Gardens
- Two Bathrooms
- Lift Access
- Summersdale

Hancock & Partners presents a rare opportunity to purchase this stunning 2000+ sqft, four-bedroom apartment in Summersdale. Offered chain-free, the property includes underground parking, lift access, communal grounds, and more.

Upon entering, you are welcomed by a grand hallway that sets the tone for the apartment's spacious layout. Double doors lead to the living room, which is bathed in natural light and spacious enough for entertaining guests or cozying up by the fireplace. An archway connects the living room to the dining room, adjacent to a separate kitchen with fitted cupboards and built-in appliances, ideal for cooking and baking enthusiasts.

The apartment boasts four bedrooms. The master bedroom is exceptionally spacious and practical, featuring built-in storage, a walk-in wardrobe, and an en-suite bathroom with both a bath and a separate shower. The master bedroom also offers a west-facing balcony, perfect



what3words ///

giant.faded.spin



for enjoying the afternoon sun.

The second bedroom is also generously sized with built-in storage. The third bedroom, currently used as an office, is a double with built-in wardrobes. The fourth bedroom is a single. Additionally, there is a bathroom with a shower over the bath, a utility room, w/c and extra storage throughout the apartment. This unique property was custom-designed for the previous owner during the planning stage, making it one of a kind.

The property benefits from beautifully maintained communal gardens, a bridge over the underground passage, underground parking with two allocated spots, and visitors' parking.

Located in the tree-lined, leafy Summersdale area of Chichester, just north of the city center, this apartment offers easy access to the historic city's enviable selection of bars, restaurants, and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery, and its proximity to The Goodwood Estate, famous for motor and horse racing. To the south lies Chichester Harbour, an area of outstanding natural beauty, and the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line and Havant via the Waterloo Line, with connections along the south coast.

**Additional Information :**

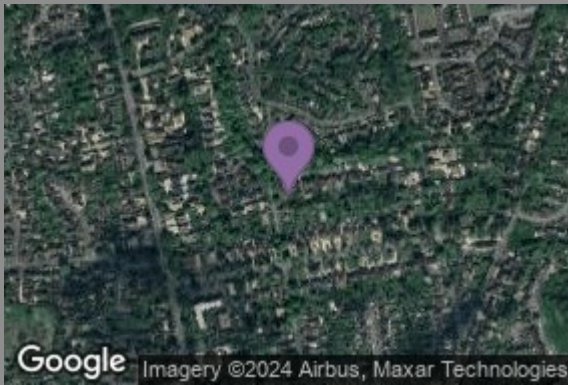
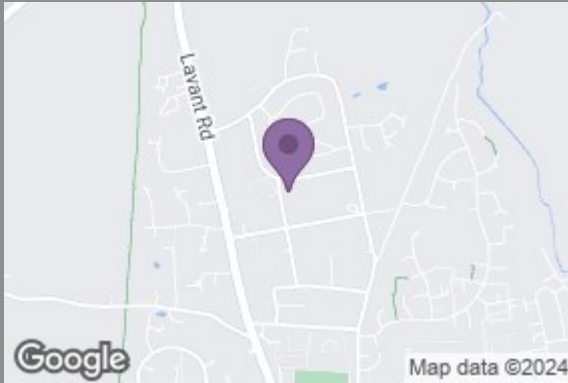
Lease Length : 972 Years Remaining

Council Band : G

EPC : TBC

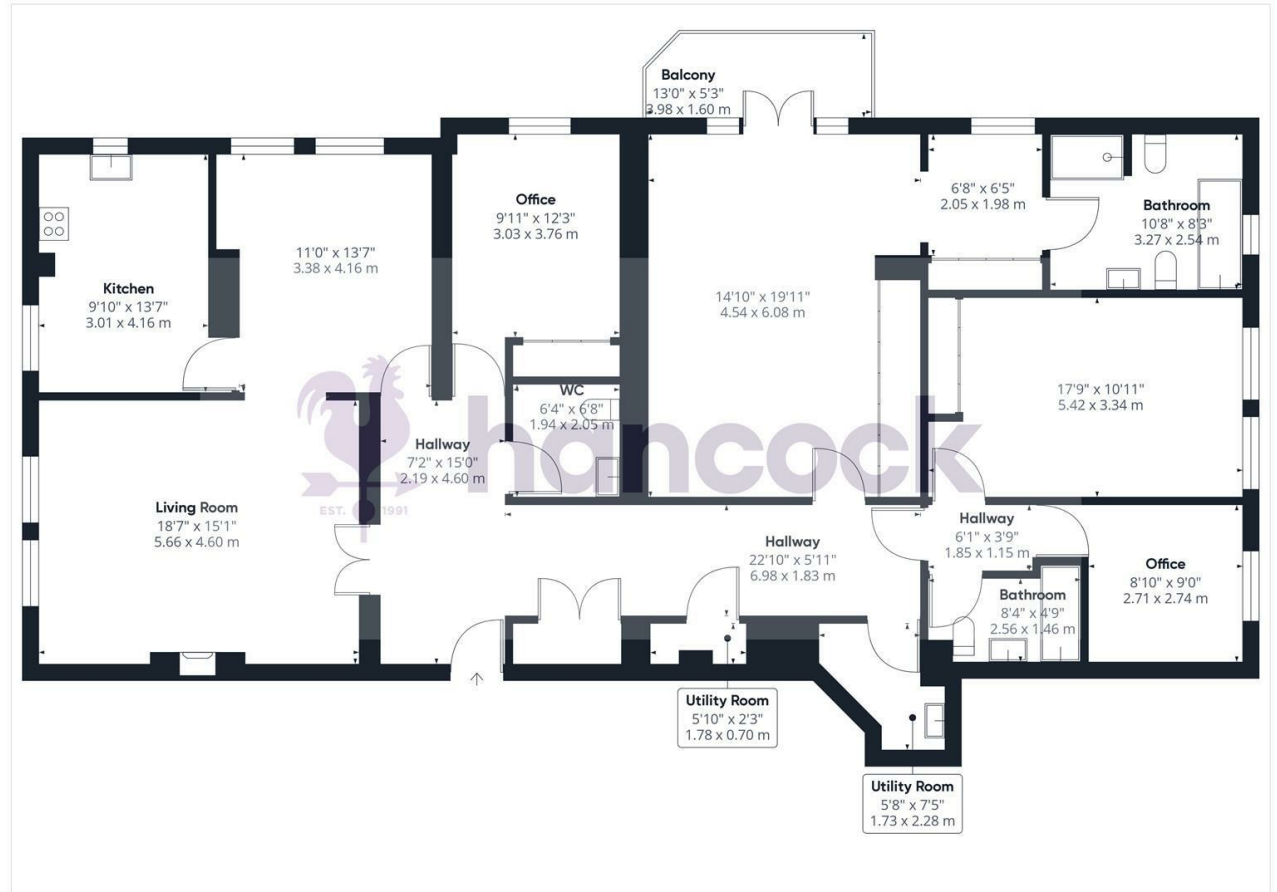
Service Charge : £2600 per annum

Ground Rent : Peppercorn



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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