



1 | Downland Court | Somerstown | Chichester | PO19 6AQ

Guide Price £185,000



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Lettings & Estate Agents

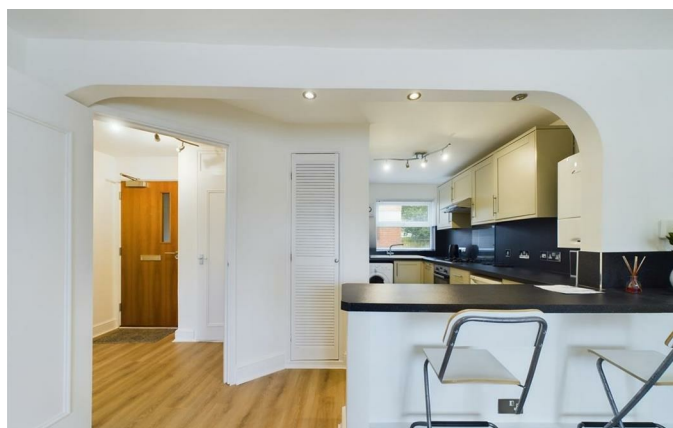
Downland Court | Somerstown
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- Ground floor flat
- Open plan living room/kitchen
- Permit parking
- Garage
- Popular location
- One bedroom
- Bathroom
- Chain Free
- Gas central heating
- Close to city centre

The accommodation features an entrance hall with integrated storage, an open-plan kitchen/living room area complemented by a breakfast bar seating area. The kitchen is equipped with fitted cupboards and integrated appliances, while the bedroom offers built-in wardrobes and the bathroom showcases modern fixtures including a shower over the bath. The property is impeccably maintained with contemporary décor.

Outside, a single garage is conveniently situated just adjacent to the building. The development boasts well-maintained communal green gardens tended to by local gardeners.

Nestled in Somerstown, the property enjoys a prime location just a short distance north of Chichester's City Centre. The historic center of the city offers an array of enticing bars, restaurants, and shops. Chichester is renowned for its esteemed Festival Theatre, Pallant House Gallery, and close proximity to The Goodwood Estate,



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famous for both motor car and horse racing. To the south lies Chichester Harbour, designated an Area of Outstanding Natural Beauty, with the blue flag beach of West Wittering within its bounds. Chichester station provides convenient rail links to London via the Victoria Line and also connects via Havant and the Waterloo Line, offering extensive connections along the South Coast.

Additional Information :

Tenure : Leasehold - Share Of Freehold

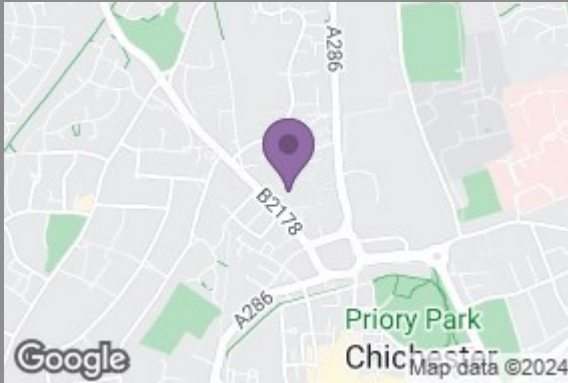
Lease Length : 119 years remaining

Service Charge : £2,316 per annum

Broadband : 1000mbps

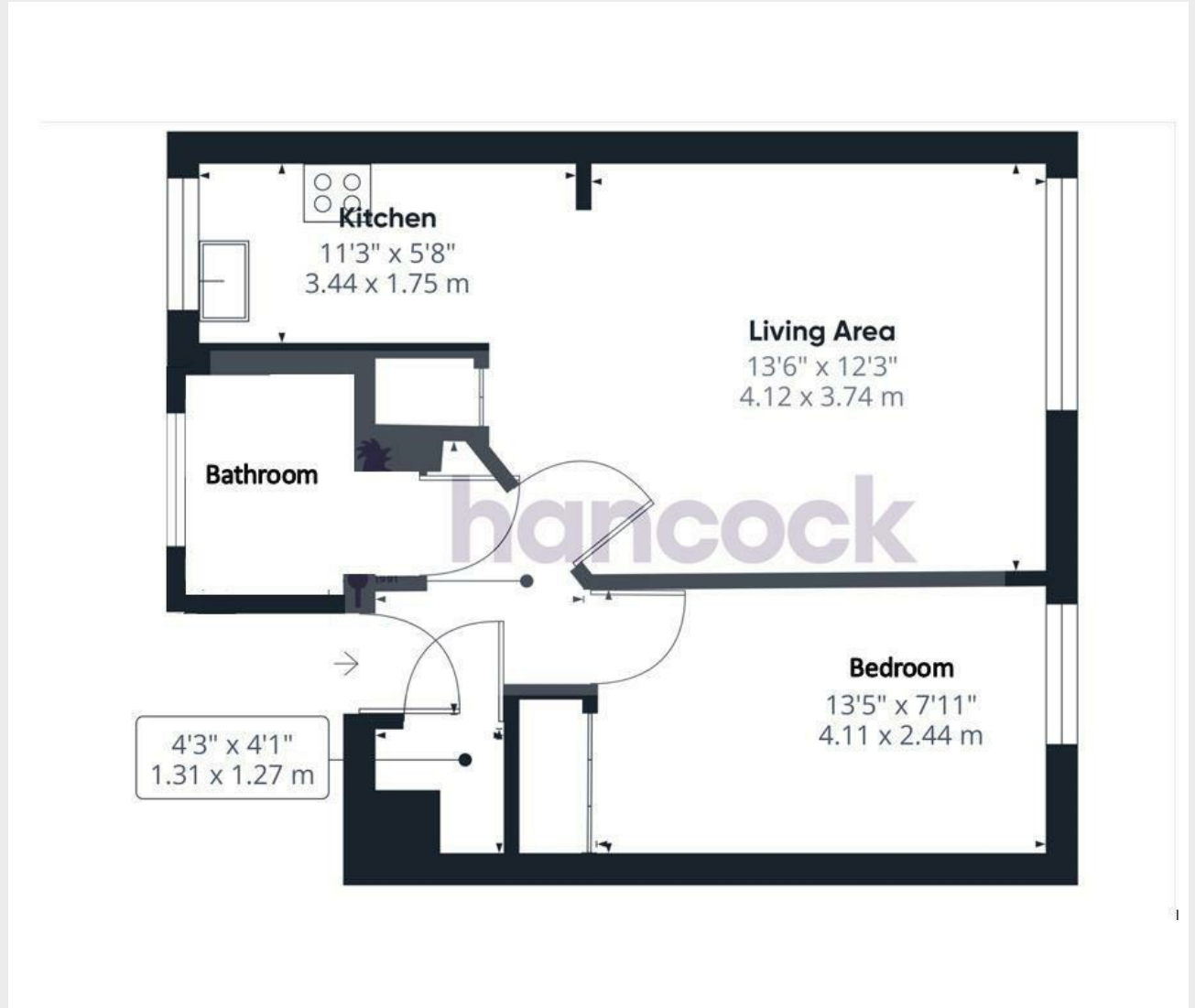
Phone : EE, Three, O2, Vodaphone





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(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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