



20 King George Gardens | West Sussex | PO19 6LF

Guide Price £330,000



hancock
Lettings & Estate Agents

20 Forbes Place

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- Virtual Tour
- En-Suite
- Double Aspect Flat
- Lift Access
- No Forward Chain
- Two Bedrooms
- Incredible Communal Gardens
- 2nd Floor Flat
- Garage
- Walking Distance To Centre

Summary

This second-floor apartment within the historic Forbes Place, a splendid example of period conversion, is situated just north of Chichester's city center, with the Festival Theatre right across. This character-filled residence is bathed in abundant natural light and offers impressive vistas encompassing the city and Chichester Cathedral. Originally constructed as an Edwardian hospital, Forbes Place, a Grade II listed building, underwent a conversion into apartments in 1995, gaining recognition for its grand façade and meticulously maintained communal grounds located at the front of the property.



what3words ///

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Accommodation

Forbes Place proudly preserves its charming period characteristics, featuring an impressive entrance hall and generously spacious layout. The accommodation spans a single floor and comprises an entrance hall, a family bathroom, a well-equipped kitchen, and a generously sized sitting/dining room. Additionally, there are two double bedrooms, with the master bedroom boasting an en-suite bathroom. The property benefits from a double aspect due to it spanning the whole corner of Forbes Place with Views of the Cathedral. The annual costs include a ground rent and service charge of £3,365, with a 974 year lease remaining.

Outdoor Space

The property offers access to charming and meticulously maintained communal grounds adorned with mature plants and various seating areas. Additionally, it includes one designated parking space & one large garage, with extra visitor parking available within the development.

Location

Chichester is renowned for its prestigious Festival Theatre, Pallant House Gallery, and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. South of the city lies Chichester Harbour, a designated Area of Outstanding Natural Beauty, which houses the blue flag beach of West Wittering. Chichester station provides rail connections to London through the Victoria Line, as well as Havant and the Waterloo Line, offering connections along the entire south coast."

The property is a leasehold property with a share of freehold and has 974 years left on the lease with an annual service charge of £3,365.00.

Additional Information

Tenure : Leasehold - Share Of Freehold

Service Charge : £3,365.00

Ground Rent : N/A

Years Remaining : 974

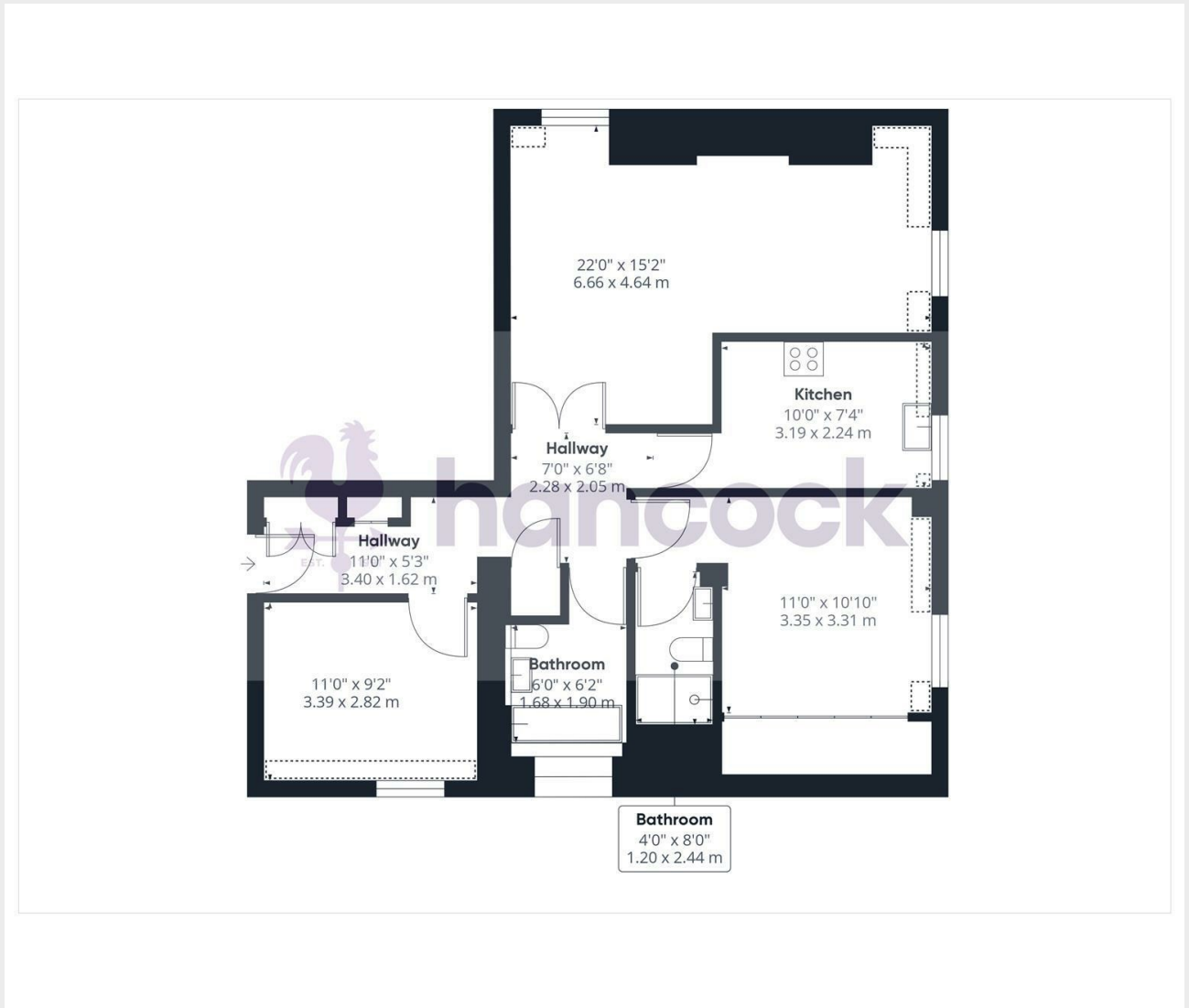
Broadband : Up To 1000mbps

Mobile : EE, O2, Three, Vodafone



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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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