



Flat 1, Pascoe Court | Orchard Avenue | PO19 3BB

Guide Price £240,000

Share Of Freehold



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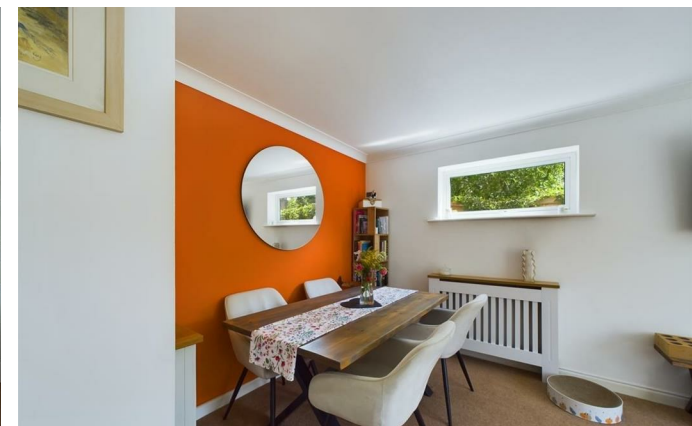
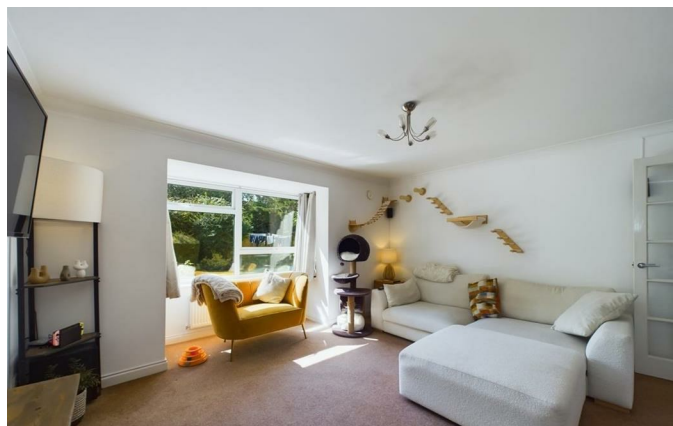
Lettings & Estate Agents

Orchard Avenue |  
Chichester | PO19 3BB  
Guide Price £240,000

- Allocated Parking
- Share Of Freehold
- Good Decorative Order Throughout
- Large Lounge Diner
- Quiet Location
- Separate Modern Kitchen
- Easy Access To Station And A27
- Superb Position In Chichester City Centre
- Communal Gardens
- Ground Floor Apartment

Welcome to this exceptional ground-floor flat located on the highly coveted Orchard Avenue in Chichester. Situated within a charming, purpose-built low-rise block, this immaculate home offers both comfort and convenience. Upon entering, you are greeted by a spacious and inviting entrance hall that serves as the central hub of the flat. Thoughtfully designed, this area is equipped with ample storage cupboards, ideal for organizing coats, shoes, towels, and bedding, ensuring a neat and tidy living space.

To the right, you will find a generously proportioned, separate kitchen. This well-appointed space provides ample room for a fridge freezer, dishwasher, and washer dryer, along with abundant storage for all your kitchen essentials. It's an ideal setting for any culinary enthusiast. Adjacent to the kitchen is the elegant lounge-diner, a spacious room flooded with natural light from its south-facing windows. This area is perfect for both relaxation and entertaining, with ample space to accommodate a dining table as well as living room furniture.



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The master bedroom serves as a cozy sanctuary, easily accommodating a king-size bed and a dressing table. It also features his and hers built-in wardrobes, offering exceptional storage solutions for a clutter-free environment. The second bedroom is equally appealing, ideal for use as a guest room or children's room, with space for a free-standing wardrobe and additional furniture.

The stylish bathroom is designed with modern white tiles and includes a versatile bath with an overhead shower, combining functionality with a sleek aesthetic. A notable feature of this property is the allocated parking space, providing added convenience for residents and guests alike. Additionally, there is a practical storage cupboard located in the communal entrance, and residents have access to beautifully maintained communal gardens, offering a serene outdoor space just steps from your door.

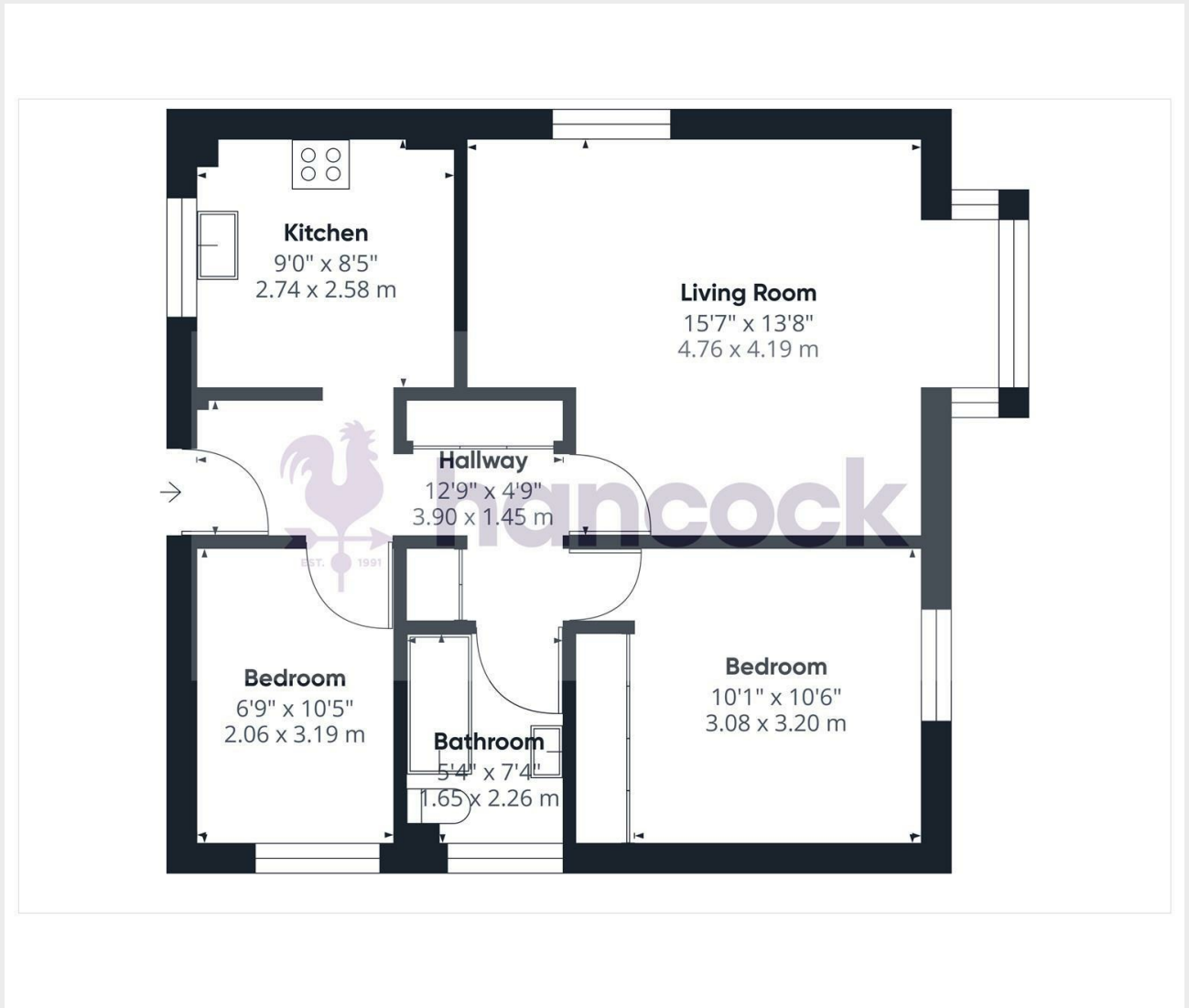
This fantastic flat comes with a share of the freehold, efficiently managed by the residents, fostering a well-maintained and friendly community atmosphere. The location of this property is another highlight. Orchard Avenue is ideally situated close to Chichester city centre, providing easy access to a wealth of activities and amenities. From world-class performances at the renowned Chichester Festival Theatre to the historic Chichester Cathedral and the charming city streets, there's something for everyone. For commuters, Chichester Station is within walking distance, offering direct train services to London and Gatwick.

Families will benefit from the proximity to top-rated local schools, ensuring excellent educational opportunities for children of all ages. This ground-floor flat on Orchard Avenue truly offers a unique blend of tranquillity and convenience, making it the perfect place to call home. Don't miss this opportunity to own a piece of this exceptional property!



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</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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