



4 Larch Close | Chichester | PO19 5UE

Guide Price £300,000

Leasehold - Share Of Freehold



hancock

Lettings & Estate Agents

Larch Close |
Chichester | PO19 5UE
Guide Price £300,000

- No Onward Chain
- Ground Floor
- Garage
- Private Entrance
- Share Of Freehold
- Two Double Bedrooms
- Parking
- Highly sought-after Summersdale location
- Excellent Storage
- Communal Gardens

Welcome to this beautiful two-bedroom ground floor flat, ideally situated in the sought-after area of Summersdale, Chichester. This charming property boasts an array of features perfect for comfortable living.

As you step inside your own private entrance, you benefit from a spacious living/dining room, an inviting space that offers ample room for both relaxation and entertaining. The separate kitchen is well-appointed, providing plenty of counter space and storage.

The flat comprises two generously sized double bedrooms, each offering abundance of natural light and built-in storage, ensuring a clutter-free environment. The bathroom is modern and well-maintained, featuring



what3words ///

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contemporary fixtures and fittings.

Additional highlights of this property include built-in storage throughout, ensuring you have plenty of space for all your belongings. Outside, you'll find convenient parking areas and a single garage, providing secure storage or additional parking options. A section of lawn comes with the property which can be made private.

Chichester is a historic cathedral city located in West Sussex, renowned for its rich cultural heritage, beautiful architecture, and vibrant community. The city offers a delightful blend of old-world charm and modern amenities, with an array of shops, restaurants, cafes, and cultural attractions, including the famous Chichester Festival Theatre and the ancient Chichester Cathedral.

Summersdale is one of Chichester's most desirable residential areas, known for its leafy streets, spacious homes, and tranquil atmosphere. Located just a short distance from the city center, Summersdale provides residents with the perfect balance of peaceful suburban living and easy access to Chichester's bustling amenities. The area is popular with families and professionals alike, thanks to its excellent schools, parks, and transport links. Summersdale truly offers a high quality of life in one of Chichester's most prestigious areas.

Additional Information :

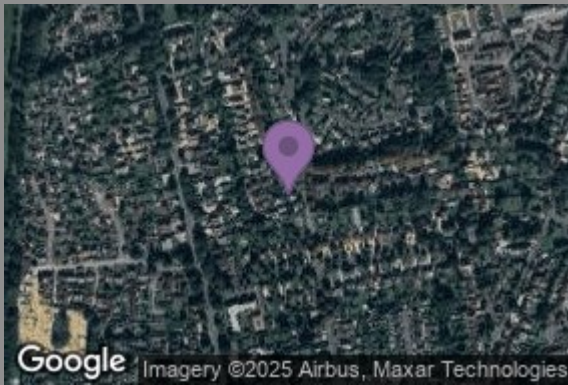
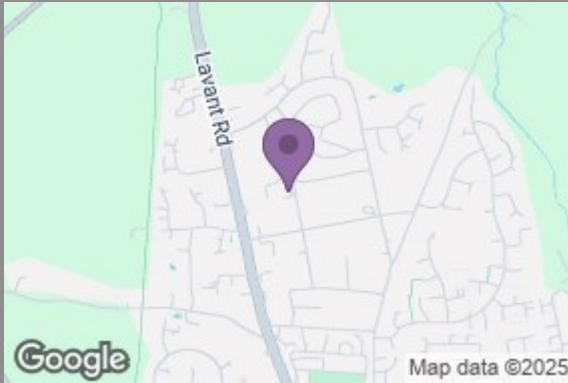
Service Charge : £1370 per annum

Lease : 169 Years Remaining

Tenure : Leasehold- share of freehold

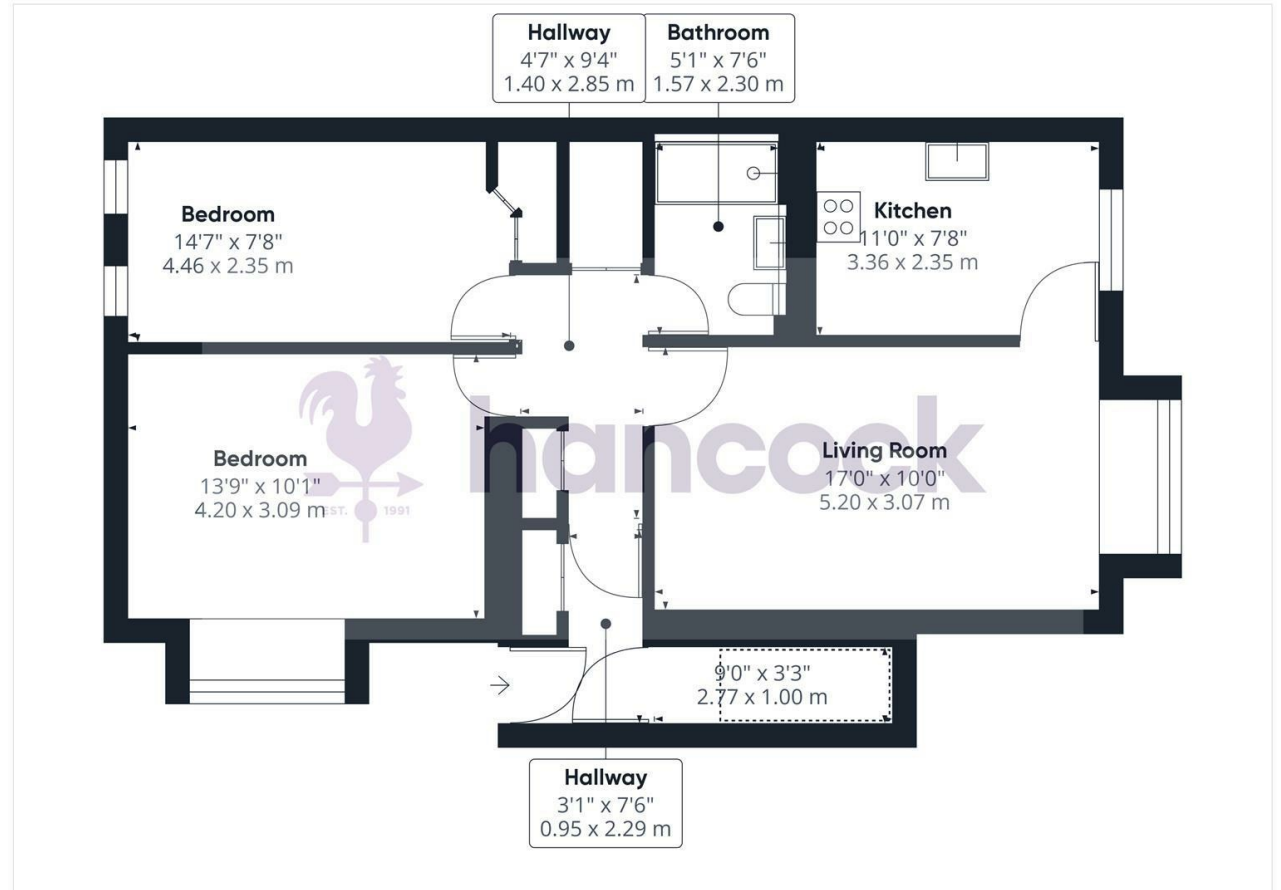
Mobile : EE, 02, Three, Vodafone

Broadband : Up To 37mbps



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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