



8 Riverside | Chichester | PO19 7LP

Guide Price £125,000

Leasehold



hancock

Lettings & Estate Agents

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- Virtual Tour
- Walking Distance To City Centre
- Potential Project
- Wet Room
- Council Band B
- First Floor
- Large Living Room
- One Bedroom
- Storage Throughout

Hancock and Partners are pleased to present this one-bedroom first-floor apartment, ideally located in the desirable Riverside area of Chichester. Offered with no onward chain, this property provides an exciting opportunity for those looking to add their personal touch through modernisation.

The apartment features a spacious living room, a separate kitchen, a wet room, and a double bedroom with built-in storage. With additional storage throughout, this property is both practical and comfortable.

Riverside is known for its charming setting near the picturesque River Lavant, offering a perfect balance of tranquillity and convenience. Residents enjoy close proximity to Chichester's historic city centre with its cultural attractions, boutique shops, and a wide variety of dining options. Surrounded by beautiful green spaces and



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scenic walking paths, Riverside provides an ideal mix of city living and natural beauty. Excellent transport links and nearby coastal areas add to its appeal for both professionals and families alike.

Additional Information :

Tenure : Leasehold

Lease Remaining : 125 years

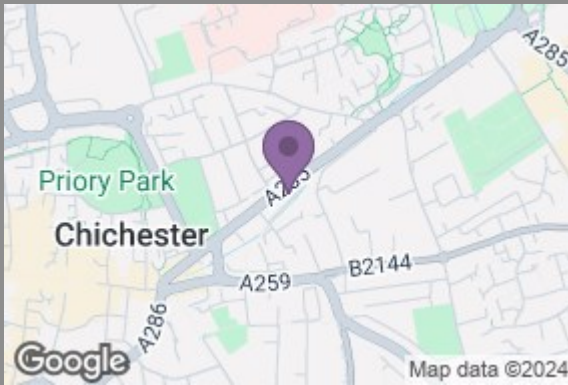
Council Band : B

Broadband : Up To 1000mbps

Mobile : Three, O2, Vodafone, EE

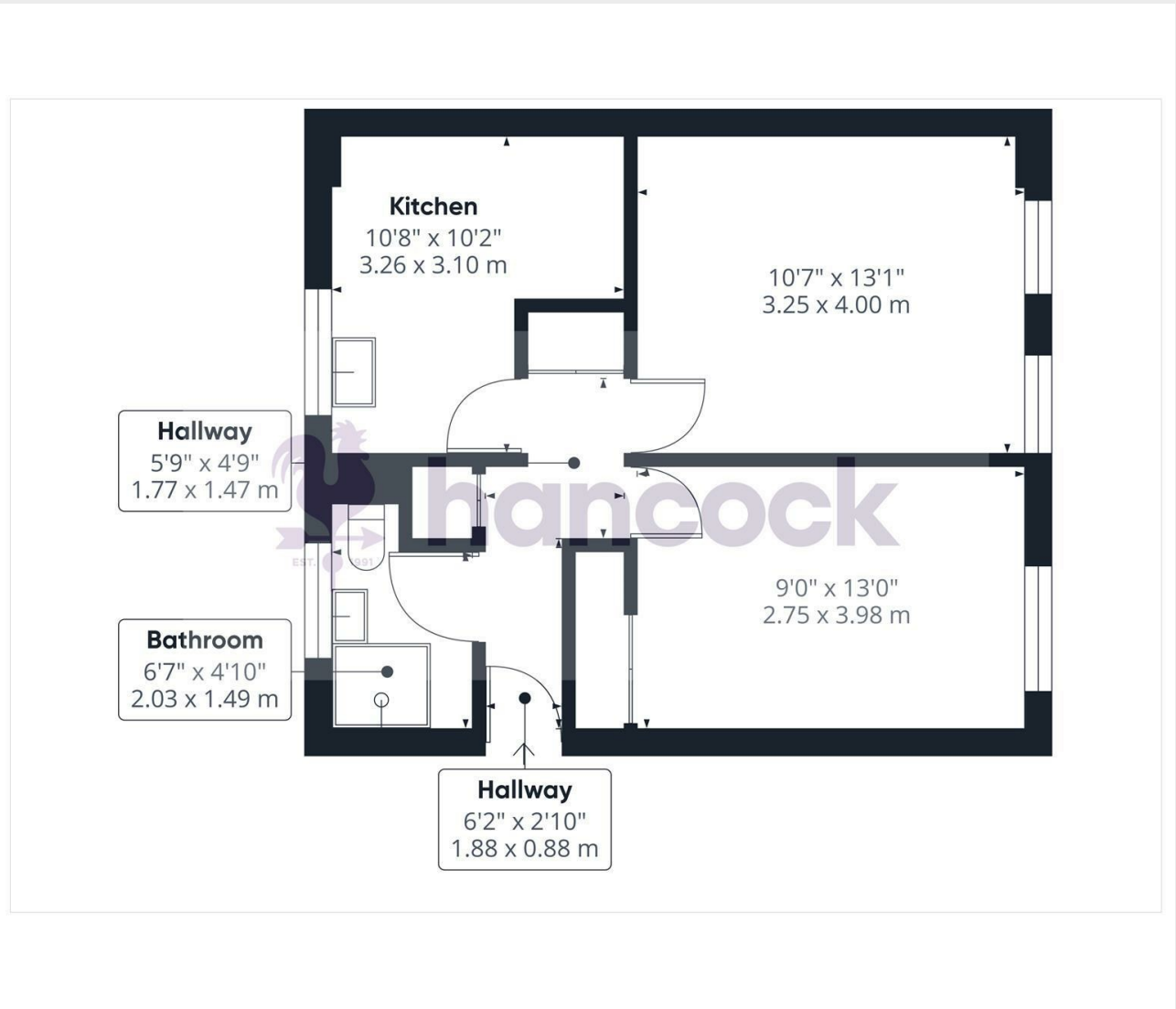
Service Charge : £1468.34 per annum

Ground Rent : Peppercorn



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E	30	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk