



18 St. Bartholomews Close | Chichester | PO19 3EP

Guide Price £315,000      Leasehold



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Lettings & Estate Agents

St. Bartholomews Close | Chichester

| PO19 3EP

Guide Price £315,000

- No onward chain
- 2-Double bedrooms
- Allocated parking
- Pretty communal garden
- Bike and bin store
- Lift service

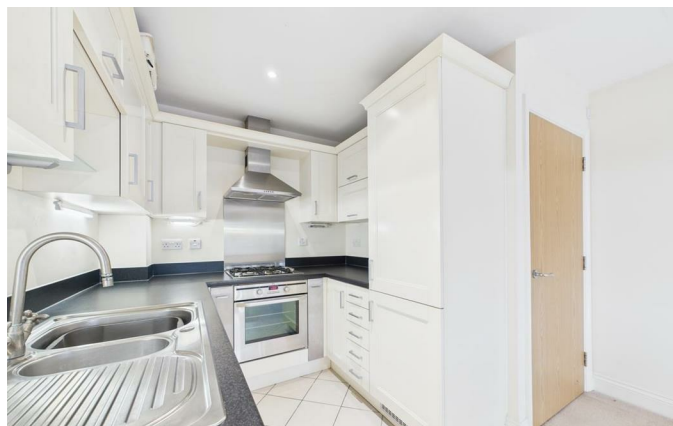
This second floor apartment has skilfully designed and well-proportioned accommodation and is being offered to the market with no onward chain.

#### Accommodation

Once inside the apartment the accommodation is arranged over one level. There is an open plan, south facing, sitting/dining room with a modern fitted kitchen located to the rear of this space. Moving through the property, off a central hall there are two double bedrooms (master benefiting from an en-suite shower room and built in storage) and a large family bathroom which completes the accommodation.

#### Outside

Surrounding the block there are well-kept communal gardens which are mainly laid to lawn with pretty floral beds and shrubs planted throughout. To the front there is



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an allocated parking bay and secure bike and bin storage.

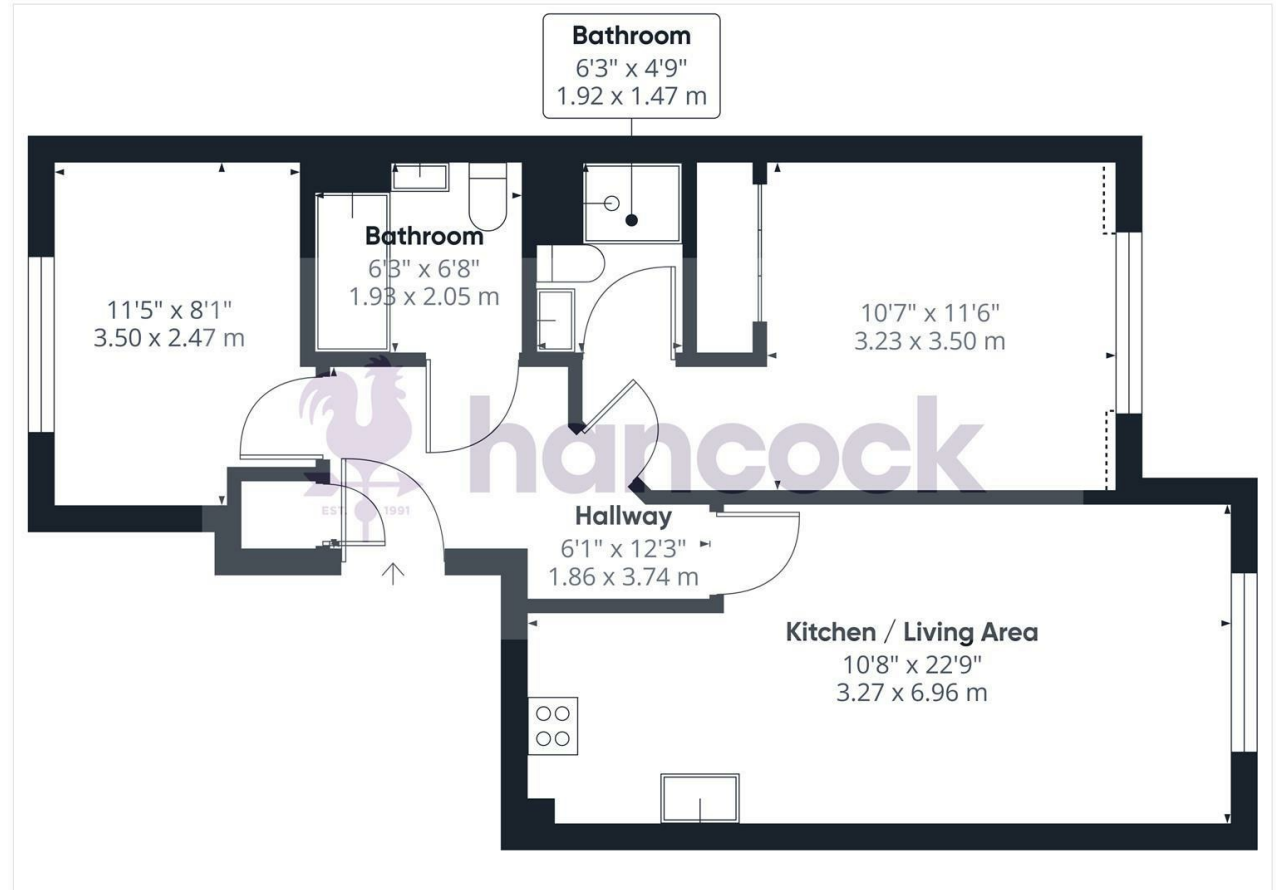
#### Location

The apartment is located just off Westgate, a popular and quiet area lying just to the west of Chichester's historic city centre and with local amenities than include a public house. Chichester's vibrant city centre is a short walk away and offers a wide selection of shops, cafes, pubs, bars., restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. To the north of Chichester are the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south of Chichester are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour the beaches of West Wittering and East Head.



#### 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>75</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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