



8 Tannery Close | Chichester | PO19 3EY

Guide Price £325,000 Share of Freehold



hancock

Lettings & Estate Agents

Tannery Close | Chichester | PO19 3EY

Guide Price £325,000

- No Forward Chain
- Two Bedrooms
- Ensuite
- Allocated Parking
- Walking Distance to City Centre
- Communal Gardens
- Dual Aspect Living Room
- Ground Floor

Summary

Quietly situated towards the rear of this modern and attractive development, this well proportioned ground floor apartment boasts two double bedrooms (master with en-suite), an open plan sitting/dining room with a view over the communal garden and allocated residence parking. Located just to the west of Chichester's city centre, the apartment is also within easy reach of all this historic city has to offer.



what3words
///lined.ranks.party



Accommodation

Upon entering, the accommodation is thoughtfully arranged on a single floor. To the right, you'll find a spacious dual-aspect living room, featuring French doors that open directly onto a patio area and well-maintained communal gardens. This room also boasts a large storage cupboard and a charming feature fireplace. At the far end of the living room, a separate, fully fitted kitchen awaits.

A corridor leads you further into the property, where you'll find the family bathroom and the second bedroom, complete with a built-in wardrobe. The principal bedroom is located at the end of the corridor, offering the luxury of an ensuite bathroom and additional built-in wardrobes. Another large storage cupboard is conveniently accessible from the hallway.

Outside

The apartment benefits from a well-kept communal wrap around garden with mature planting. There is one allocated parking bay.

Location

Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

Additional Information

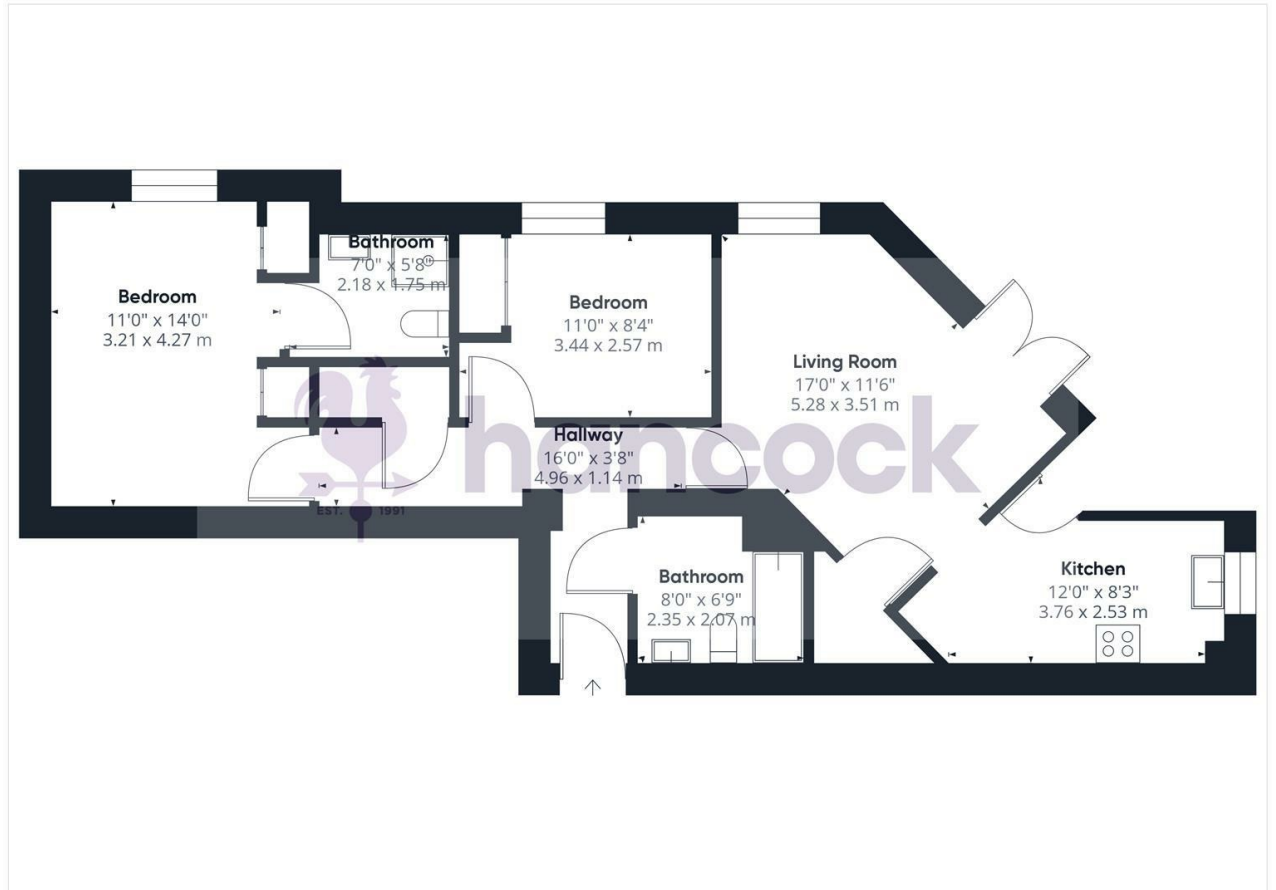
Heating : Gas
Mains Sewerage : Southern Water
Mains Water Supply : Portsmouth Water
Electric : Mains

Tenure : Leasehold - Share Of Freehold
Service Charge : £1912
Ground Rent : N/A
Years Remaining : TBC
Broadband : Up To 80mbps
Mobile : EE, O2, Three, Vodafone



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155
sales@hancockpartners.co.uk
www.hancockpartners.co.uk