



5 Sadlers Warehouse Little London | Chichester | PO19 1PB

Guide Price £445,000

Leasehold-Share Of Freehold



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Lettings & Estate Agents



Little London | Chichester | PO19 1PB  
Guide Price £445,000

- No onward chain
- Private entrance
- Sylvarna kitchen
- Private, secure allocated parking
- Approx 1273 sq ft accommodation
- Ground floor
- Two en-suite bedrooms
- Contemporary open plan living
- Share of Freehold
- Council tax - D

This stunning conversion was completed circa 2019 by a local, bespoke developer. The apartment sits within a historic building, believed to be a Victorian warehouse within Chichester's city centre. The property also has the added benefit of allocated parking and is being offered to the market with no onward chain.

#### Accommodation

This excellent ground floor apartment has a private entrance. Once inside, this multi aspect and contemporary accommodation is arranged over one floor and retains many original features such as exposed beams. There is a large open plan, L-shaped sitting/dining room which flows seamlessly into a modern Sylvarna kitchen, complete with island and bespoke fitted units. A useful utility cupboard, secluded study 'nook' and two en-suite, double bedrooms complete the accommodation.





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## Outside

To the rear of the apartment there is an allocated parking bay.

## Location

The property lies within the quiet yet central Little London area of Chichester's historic city centre. The city's many shops, bars, restaurants, cafes, pubs and notable attractions such as Pallant House Gallery and Festival Theatre are on the doorstep, along with Chichester's main line train station. The latter offering services to London Victoria. To the north of Chichester are the rolling foothills of The South Downs National Park and the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour, popular for sailing and water sports.

## Information

Tenure - share of freehold

Lease remaining - 994 years

Service charge - £1660 per annum (payable every 6 months)

Council tax band - D

Broadband speed - Up To 74mbps

Mobile coverage - EE, Three, O2, Vodafone



#### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	66
(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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