



5 East Walls Close | Chichester | PO19 1UL

Guide Price £950,000



hancock

Lettings & Estate Agents

East Walls Close | Chichester | PO19

1UL

Guide Price £950,000

- No Onward Chain
- Within a Gated Development
- Courtyard Garden
- Garage and Parking
- Council tax G
- Four Bedroom Townhouse
- City Centre Location
- Communal Garden Patio
- Views Towards Priory Park

This four bedroom townhouse, set within a private, gated development offers an opportunity to experience city centre living with the advantage of garaging and parking. No onward chain.

The ground floor features a spacious entrance hall, currently doubling as a study area, alongside a contemporary fully-equipped kitchen, separate dining room, and convenient cloakroom. French doors open onto a charming rear courtyard, perfect for outdoor relaxation. The first floor houses the main reception room, a luxury family bathroom complete with both bath and shower facilities, plus two bedrooms - a double room overlooking the picturesque Priory Park and a flexible single bedroom that works equally well as a home office. The top floor is dedicated to the impressive principal suite, complete with private ensuite bathroom and generous walk-in wardrobe. This principal bedroom also enjoys delightful park views,



what3words ///

mess.maybe.farmer



creating a peaceful retreat above the city. There is a further bedroom on this floor. This exceptional property combines period charm with modern convenience in one of the city's most desirable locations.

Outside

There is an integral garage and a private gated parking space to the front of the property. Residents also have access to a shared patio garden area within the exclusive East Walls Close development.

Location

East Walls Close is located within the heart of Chichester's city centre, overlooking Priory Park and the city's historic Roman walls. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre and renowned Cathedral, along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie 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 and at the mouth of the harbour lie the beaches of West Wittering and East Head.

Information

Tenure - Freehold

Council Tax Band – G

Broadband Speed - Up to 70mbps

Mobile Coverage - EE, Three, O2, Vodafone.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(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	

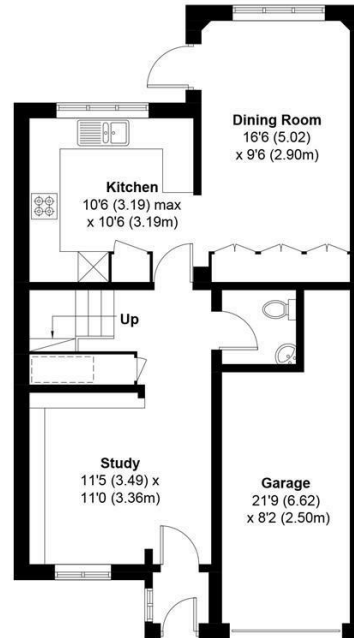
5, East Walls Close, PO19 1UL

APPROXIMATE GROSS INTERNAL AREA = 1686 SQ FT / 156.6 SQ M

GARAGE = 147 SQ FT / 13.7 SQ M

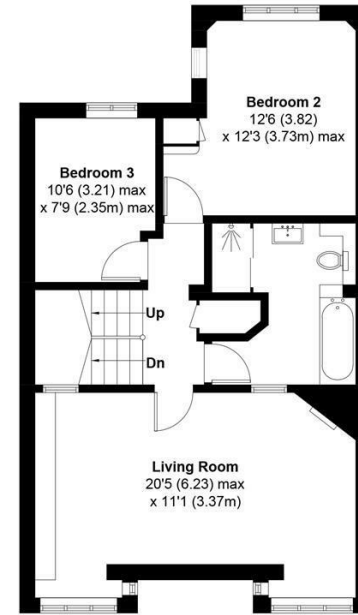
TOTAL = 1833 SQ FT / 170.3 SQ M

= Reduced head height below 1.5m

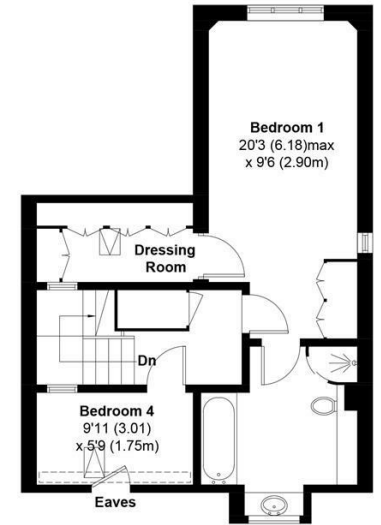


GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1249644)



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