



Elizabeth Road | West Sussex | PO19 7JE

Guide Price £150,000

Leasehold



**hancock**

Lettings & Estate Agents



# 32 Kestrel Court

Elizabeth Road | West Sussex | PO19 7JE

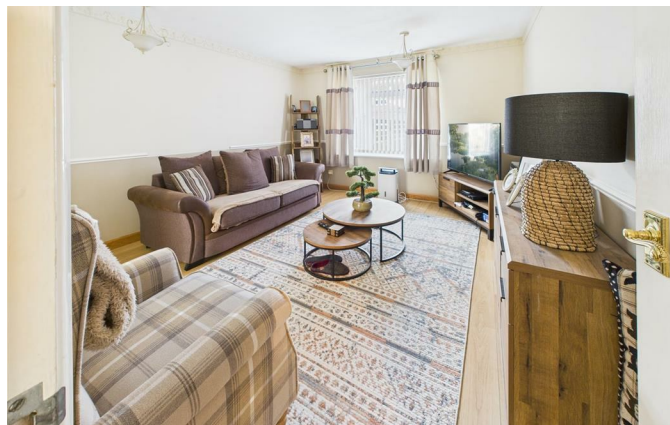
Guide Price £150,000

- One bedroom ground floor apartment
- Convenient location within Chichester
- Well proportioned living room
- Double bedroom
- Leasehold
- No Onward Chain
- Virtual Tour
- Council Band B

Situated within a popular residential development to the north of Chichester city centre, this well-presented one-bedroom ground floor apartment offers comfortable and convenient living.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious living/dining room, providing an ideal space for both relaxing and entertaining. The adjoining kitchen is fitted with a range of units offering ample storage and workspace. The double bedroom is of a good size and benefits from plenty of natural light, while the bathroom is fitted with a modern suite.

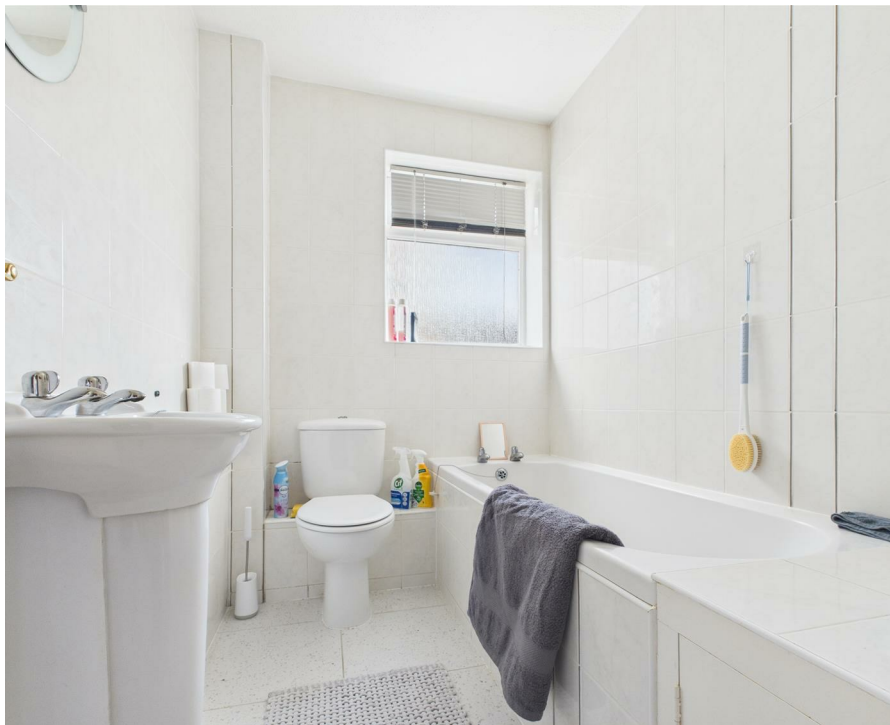
Further benefits include the ease of ground floor access, well-maintained communal areas and proximity to local amenities, transport links and Chichester's historic city centre, with its range of shops, restaurants and leisure





what3words ///

payer.maybe.ramp



facilities.

This attractive apartment represents an excellent opportunity for those looking for a convenient home in a sought-after location.

Kestrel Court is conveniently situated on Elizabeth Road, to the north of Chichester city centre. The area offers easy access to a range of local shops, amenities and public transport links, while Chichester's historic city centre is within close proximity, providing a wide selection of shops, cafés, restaurants and cultural attractions, including the renowned Festival Theatre. The A27 is easily accessible, making this an ideal location for commuters, and the surrounding West Sussex countryside and South Coast are within easy reach.

Additional Information:

Tenure: Leasehold (85 years remaining)

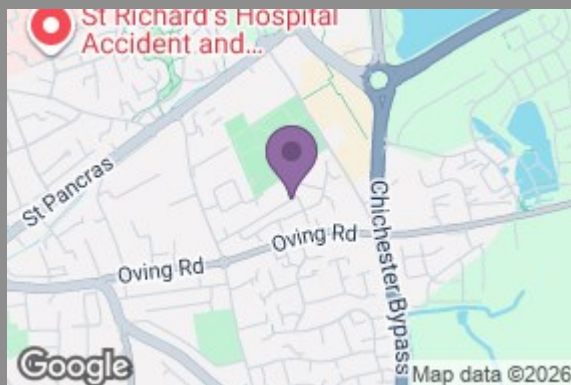
Council Tax Band: B

EPC: C


Service Charge : £600per annum

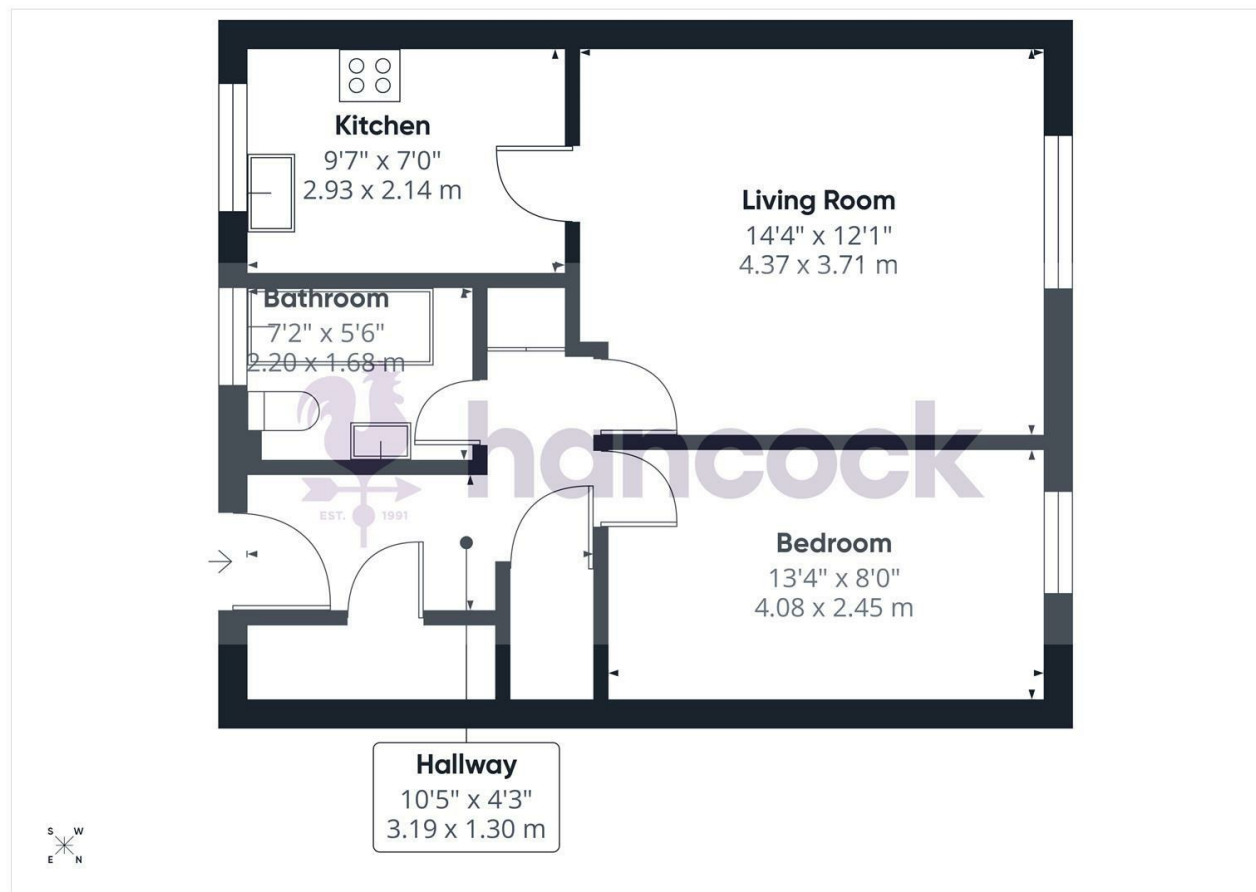
Broadband: Up To 1000mbps

Mobile: Outstanding - EE, Good - Vodafone, Three and 02 - Okay



### 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>72</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 	



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

[sales@hancockpartners.co.uk](mailto:sales@hancockpartners.co.uk)  
[www.hancockpartners.co.uk](http://www.hancockpartners.co.uk)