

Orchard Avenue, Chichester

OFFERS IN EXCESS OF £240,000



- **Ground Floor Purpose Built Two Bedroom Flat**
- **Allocated Parking For Two Cars**
- **Highly Sought After Position In Central Chichester**
- **Share Of Freehold**

Pascoe Court, Orchard Avenue, Chichester, West Sussex, PO19 3BB



Nestled in the highly sought-after Orchard Avenue, Chichester, this immaculate ground floor flat is part of a charming low-rise purpose-built block. From the moment you step inside, you'll be greeted by a spacious and welcoming entrance hall. This impressive hall not only leads to each room but is also thoughtfully designed with an abundance of storage cupboards, perfect for coats, shoes, towels, and bedding.

To your right, you'll discover a wonderfully sized separate kitchen, complete with ample space for a fridge freezer, dishwasher, and washer dryer. The kitchen boasts generous storage options for all your culinary supplies and food essentials, making it an ideal space for any home chef. Adjacent to the kitchen, the elegant lounge diner awaits. This superb room is bathed in natural light thanks to its south-facing windows, creating a bright and airy ambiance. There's plenty of space here for both a dining table and your living room furniture, making it the perfect spot for both relaxing and entertaining.

The master bedroom is a cosy retreat, offering ample space for a king-size bed and dressing table. You'll also find his and hers built-in wardrobes, providing exceptional storage and ensuring a clutter-free environment. The second bedroom is equally delightful, making an ideal guest room or children's bedroom with enough space for a free-standing wardrobe and additional furniture. The stylish bathroom is designed with modern white tiles and features a convenient bath with an overhead shower, combining functionality with practicality. One of the standout benefits of this property is the allocated parking space for two cars, ensuring convenience and ease for you and your guests. Additionally, there is a handy storage cupboard housed in the communal entrance and access to beautifully maintained communal gardens, offering a peaceful retreat right outside your door.

This wonderful flat also comes with a share of freehold, managed efficiently by the residents, ensuring a well-kept and friendly community atmosphere.

Location is key, and this property excels in that regard. Orchard Avenue is ideally situated close to Chichester city centre, where a myriad of activities and amenities await. Enjoy world-class performances at the renowned Chichester Festival Theatre, explore the historic Chichester Cathedral, or take a leisurely stroll through the picturesque city streets. For commuters, Chichester Station is within walking distance, providing direct lines to London and Gatwick, making travel a breeze.

Families will appreciate the proximity to top local schools, ensuring an excellent education for children of all ages. This ground floor flat in Orchard Avenue truly offers the best of both worlds – a tranquil, well-appointed home in a vibrant and convenient location. Don't miss your chance to make this exceptional property your own!

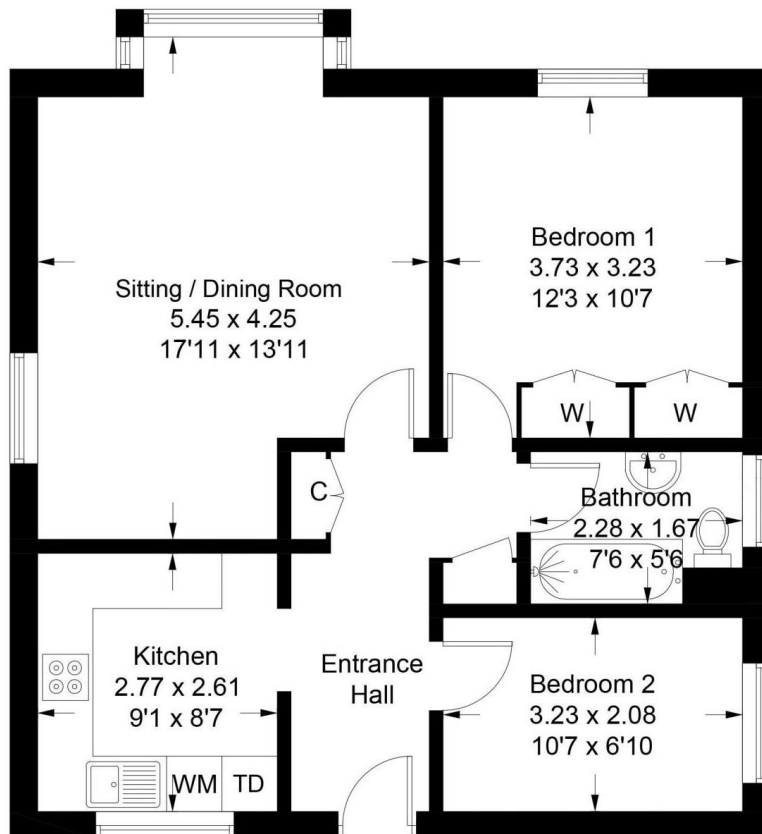


Picture this...

What a perfect home to come and relax in for the weekend...

Everything is within a short walk, including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Chichester's atmosphere living here, so why book a show at Chichester's famous festival theatre and watch one of its superb musicals it has on offer



Ground Floor

Approximate Gross Internal Area
60.7 sq m / 653 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Accommodation

GROUND FLOOR FLAT

ENTRANCE HALLWAY

SITTING / DINING ROOM
17' 11" x 13' 11" (5.45m x 4.25m)

KITCHEN
9' 1" x 8' 7" (2.77m x 2.61m)

BEDROOM ONE
12' 3" x 10' 7" (3.73m x 3.23m)

BEDROOM TWO
10' 7" x 6' 10" (3.23m x 2.08m)

BATHROOM
7' 6" x 5' 6" (2.28m x 1.67m)

OUTSIDE

ALOCATED PARKING

COMMUNAL GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on info@soloestates.co.uk and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Solomons Estate Agents
01243 624 637

info@soloestates.co.uk

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www.soloestates.co.uk