

CHARLES PECK

Sales • Lettings • Valuers



64 St. Agnes Place, Chichester, PO19 7TU **Guide Price £359,000**

A modern and beautifully presented two double bedroom first floor apartment with allocated parking, set in the skilfully designed St. Agnes Place, a short distance to the east of Chichester's city centre.

No onward chain | Potential negotiations to purchase freehold to features

Entrance hall | Open plan sitting/dining kitchen | Two bedrooms | En suite shower room | Bathroom | Gas central heating | Double glazing | Communal grounds | Allocated parking space

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

St. Agnes Place was constructed circa 2002 to a high standard by a local developer, and is conveniently situated just to the east of Chichester's vibrant city centre, and south of St. Richard's Hospital. The stunning cathedral city offers a wide range of amenities and attractions, restaurants and cinemas, as well as the Festival Theatre, Pallant House Gallery, and a mainline rail station with direct services to Gatwick airport and London Victoria. To the north of the city lie the rolling foothills of the South Downs National Park and the popular Goodwood Estate. To the south lie the calm waters of Chichester Harbour and the beautiful beaches of West Wittering and East Head.

Accommodation

The light, dual-aspect accommodation is beautifully presented, modern throughout and mainly faces south. As you enter there is a large entrance hall (with store cupboard) which leads to a modern family bathroom, a large en-suite master bedroom (with built in wardrobes) and a second double bedroom. The focal point of the accommodation is a spacious, south facing, dual aspect, sitting/dining/kitchen. The kitchen area is complete with a useful island and has ample storage.

Entrance hall

Open plan sitting/dining kitchen 20'11 x 14'8 (6.38m x 4.47m)

Bedroom one 15'4 x 11'8 (4.67m x 3.56m)

En suite shower room

Bedroom two 14'1 x 10'1 (4.29m x 3.07m)

Bathroom



Outside

The apartment comes with communal bike and bin storage and its own, allocated off-road parking bay. A pretty communal garden with well-kept lawns, mature shrubs and seated areas, is quietly located to the rear of the development.

Council tax band

D

Tenure

The property is leasehold with 999 years from 2003. A Purchaser would have to ask their solicitor to check these details.

Ground rent

£250 per annum - paid half yearly. A purchaser would have to ask their solicitor to check these details.

Service charge

£1,934 per annum - paid half yearly. A purchaser would have to ask their solicitor to check these details.

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

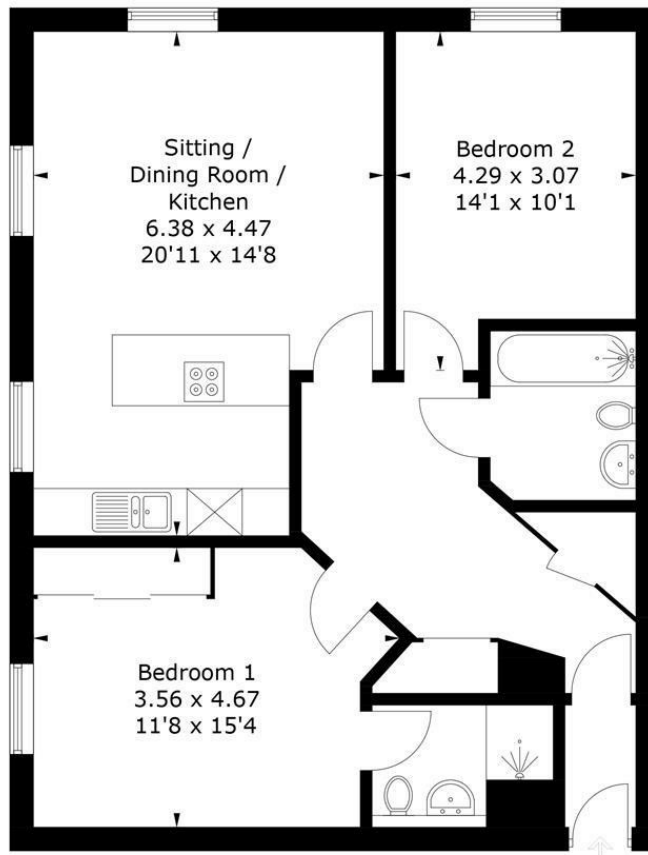
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(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	

St. Agnes Place, PO19

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft



First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1030697)