

CHARLES PECK

Sales • Lettings • Valuers



18 Richmond House, Church Square, Chichester, PO19 7BG Guide Price £479,000

A well-appointed and spacious upper floor apartment with a west facing aspect, allocated carport parking and lift access, set in a desirable and modern purpose built block within the heart of Chichester's historic city centre.

***** NO ONWARD CHAIN *****

Entrance hall | Kitchen/dining room | Spacious sitting room | Master bedroom with en-suite and built-in wardrobes | Large second bedroom/study | Bathroom | Storage cupboards

Allocated parking | Lift access | Video entry system

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

The property is located on Church Square, a quiet area of the city centre with cafes and a restaurant within an easy walk. Chichester's city centre offers fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters attracting sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (a blue flag beach) and East Head, the latter offering well preserved sand dunes. Just north of the city lie the rolling foothills of the renowned South Downs National Park and within the Goodwood Estate offering many motor car and horse racing events.

Accommodation

The modern, light and well-presented accommodation is arranged over one level and to the rear has a west facing aspect. As you enter there is an entrance hall (with store cupboards) which leads to an en-suite master bedroom and beyond into a large kitchen/dining room with fitted appliances. A second double bedroom (currently used as a study), a modern family bathroom and a spacious sitting room complete the accommodation. The latter has an open outlook over the city with a wonderful view of the cathedral spire and bell tower via French doors and a Juliet balcony.

Entrance hall

With two storage cupboards, one housing the hot water tank.

Kitchen/dining room 18'2 x 13'6 (5.54m x 4.11m)

Spacious sitting room 15'11 x 13'10 (4.85m x 4.22m)



**Bedroom one with en-suite 14'1 x 10'5
(4.29m x 3.18m)**

With built-in wardrobes and en-suite shower room.

Bedroom two 16'7 x 9'11 (5.05m x 3.02m)

Bathroom

Outside

Located behind the development, on ground level, there is secure carport residents parking and a bin store.

Tenure

The property is leasehold with 155 years from 2010. A purchasers would have to ask their solicitor to check these details.

Service charge

£2,266.22 per annum which includes the buildings insurance. A purchasers would have to ask their solicitor to check these details.

Ground rent

£250 per annum. A purchasers would have to ask their solicitor to check these details.

Council tax band

D.

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.



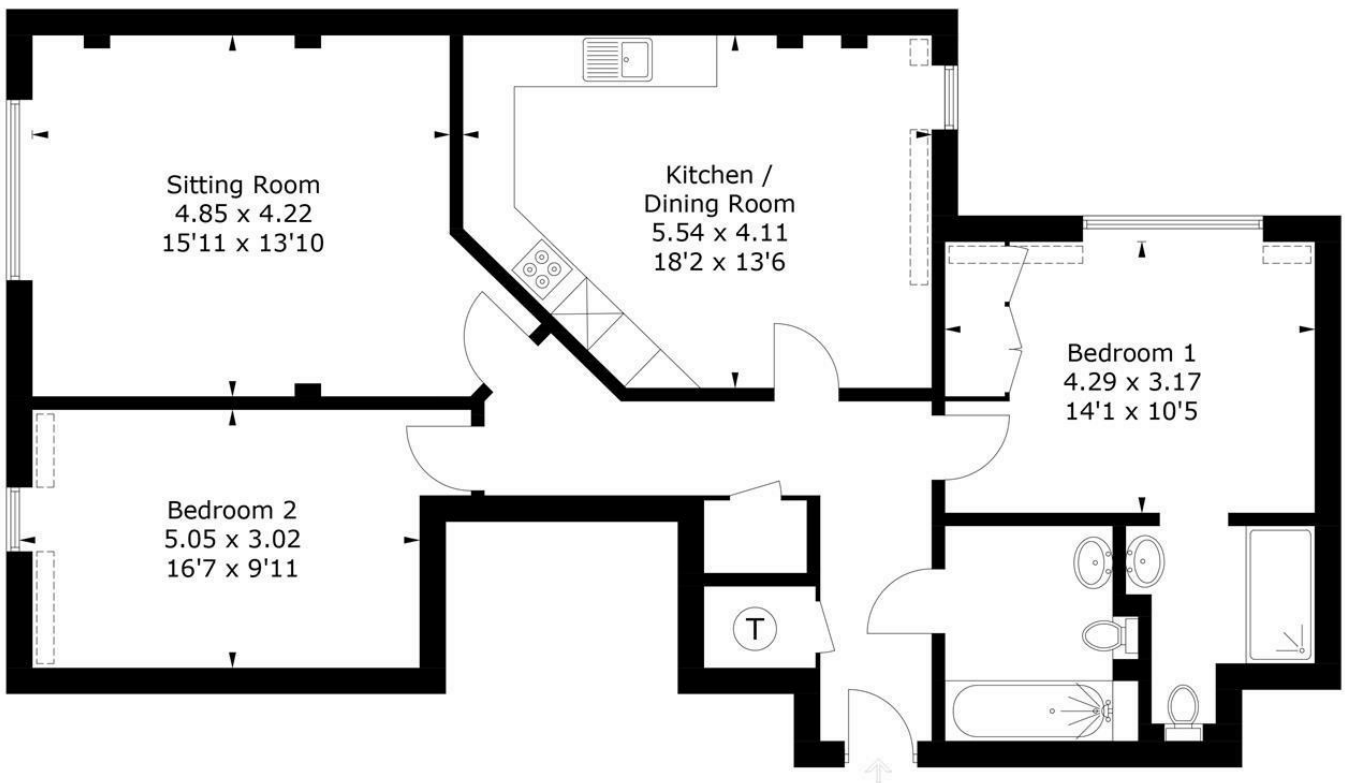
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Richmond House, PO19

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft



= Reduced headroom below 1.5m / 5'0



Second 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. (ID985563)