

# CHARLES PECK

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**80 Pound Farm Road, Chichester, PO19 7AR**  
**Guide Price £299,950**

A stunning converted apartment offering vaulted ceilings and bespoke accommodation and benefiting from a balcony, off road parking and a delightful communal garden.

Entrance hall | Living room | Balcony | Kitchen/Breakfast room | Bathroom | Two bedrooms | Gas central heating | Double glazing

Communal gardens | Off-road parking

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## Location

Pound Farm Road is located within an easy walk of Chichester's historic city centre and its many shops, restaurants, pubs, cafes and notable attractions such as the renowned Pallant House Gallery and Festival Theatre, along with the city's mainline rail station, the latter offering services to London Victoria. There are also local amenities nearby which include a convenience store and several parks. A short drive to the north of Chichester lie the rolling foothills of the famous South Downs National Park and the popular Goodwood Estate offering its many motor car and horse racing events. To the south is the Chichester Harbour area, its calm waters popular for water sports and sailing and at the entrance to the harbour lie the beaches of West Wittering and East Head.

## Accommodation

The bespoke and light-filled (multi aspect) accommodation is arranged over two floors. As you enter there is a hallway which leads to the living room, a bathroom and beyond into a fitted kitchen/breakfast room. The focal point of the first floor is the spacious and open plan living room, complete with large east- and west-facing windows and a stunning six-metre vaulted ceiling. Accessed from the living room there is mezzanine level which is currently used as a light and practical office but has previously been a second bedroom. A balcony, overlooking the communal garden, completes the first floor. On the second floor there is a spacious master bedroom with extensive built in storage, double-height ceiling and large Velux window.

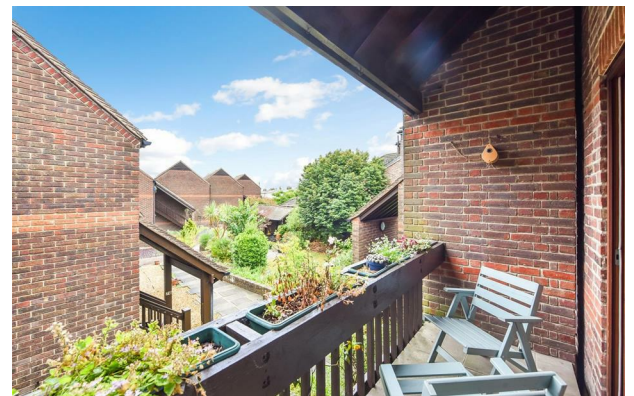
## Entrance hall

Living room 18'10 x 14'0 (5.74m x 4.27m)

Kitchen / Breakfast room 12'0 x 9'1 (3.66m x 2.77m)

Bathroom

Bedroom one 18'11 x 12'1 (5.77m x 3.68m)



## Bedroom two 13'1 x 9'4 (3.99m x 2.84m)

### Outside

The apartment sits within a communal garden which is mainly laid to lawn and has floral beds throughout. The property benefits from two off-road parking spaces and a communal outbuilding for storage.

### Council tax band

B

### Tenure

Leasehold with 125 years from 10th August 1992.

### Ground rent

£10 per annum.

### Service charge

This varies based on expenditure; in recent years this has been around £300 per annum including gardens maintenance and buildings insurance, excluding one-off expenses like a replacement front door in 2023.

### General remarks

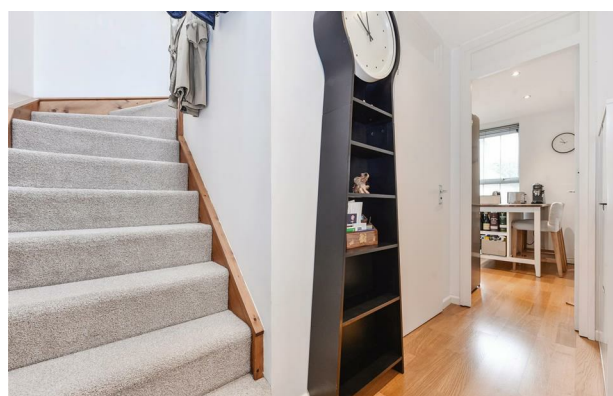
To view please telephone us on 01243 816666 to make an appointment.


### 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.




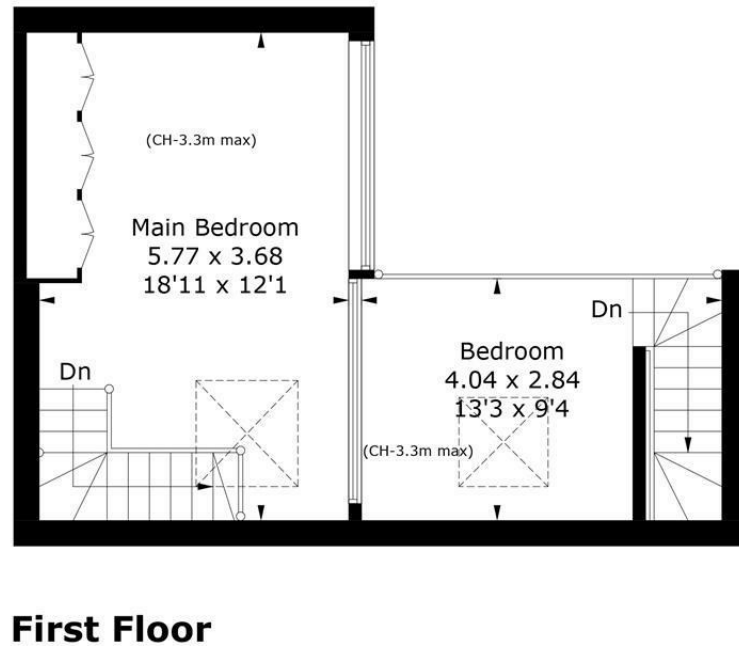
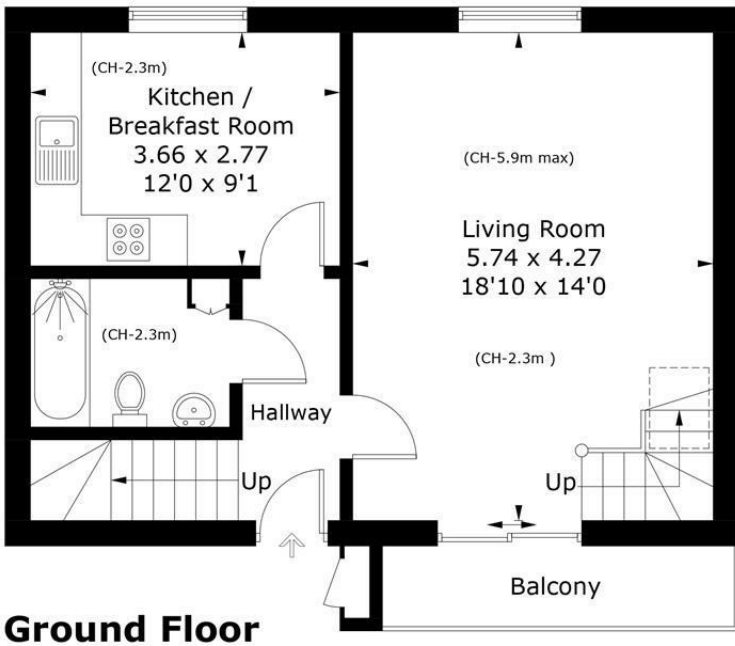
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	76
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

## 80, Pound Farm Road, PO19

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1102472)