



## 56 John Rennie Road, Chichester

A stylish ground floor apartment close to Chichester canal and the city centre



- ▶ Purpose built 853 sqft ground floor apartment
- ▶ Spacious open plan living room /kitchen
- ▶ Principal bedroom with en suite shower room
- ▶ French doors to balcony
- ▶ No onward chain
- ▶ Secure underground parking space

A stylish two bedroom ground floor apartment located within a modern development surrounding the picturesque Chichester canal basin. This well-appointed property boasts a prime location, offering convenience with the city centre merely half a mile away and the train station a mere quarter of a mile distant.

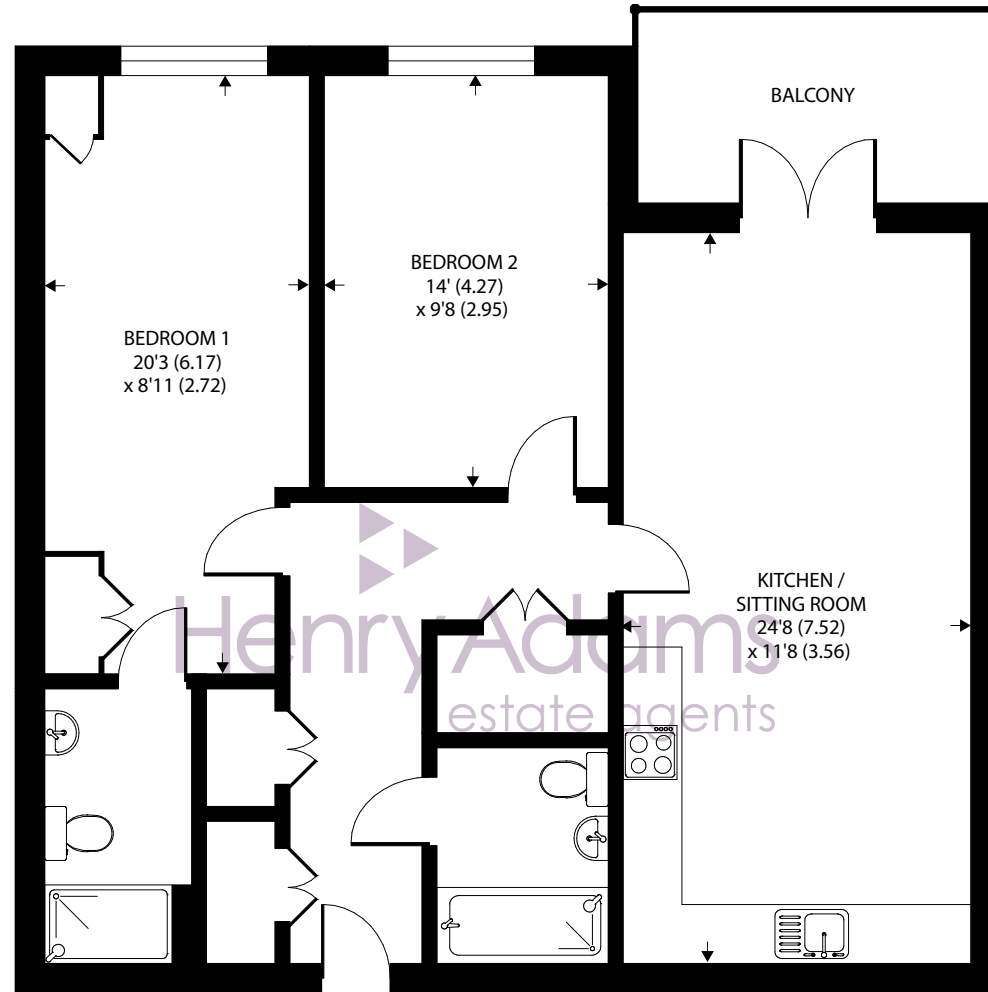
Upon arrival, you are greeted by a security entry system providing access to the communal hall. Stepping into the apartment, the entrance hall leads to the focal point of the property, the spacious open plan reception room, featuring a contemporary fitted kitchen at one end. The kitchen is equipped with a selection of integrated appliances including a fridge/freezer, electric oven, hob, and hood. The reception area offers ample space for both living and dining purposes with patio doors leading to a balcony. There are two well-proportioned bedrooms, one of which benefits from an en-suite shower room for added convenience. Completing the layout is a modern bathroom.

Residents of this exclusive development are further treated to the luxury of secure underground parking facilities directly beneath the building, with the added convenience of one allocated parking space. Furthermore, the property is offered with no onward chain.

Lease: TBA, Service Charge: TBA, Ground Rent: TBA

Chichester District Council - 24/25 Tax Band C £1,977.87





FIRST FLOOR

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

John Rennie Road is ideally placed within a short walk of the city centre and train station. The canal has a footpath taking one down to the Chichester Marina. There are also extensive leisure facilities on the doorstep including a cinema and a gym with a pool. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed south along Market Avenue, on entering the one way system keep in the middle lane. At the traffic lights bear left into Stockbridge Road (A286) and pass over the railway crossing. After the next set of traffic lights, turn left into John Rennie Road. The apartment block is on the right. what3words - split.weds.blunt

