



## 29 William Cawley Mews, Chichester

A well-proportioned apartment in a central location



- ▶ Gated development
- ▶ 2/3 bedrooms
- ▶ South facing balcony
- ▶ Bathroom/WC
- ▶ No ongoing chain
- ▶ First floor (lift)
- ▶ Open plan kitchen/sitting room
- ▶ En-suite shower room/WC
- ▶ Utility cupboard
- ▶ Allocated parking space

William Cawley Mews is an exclusive gated development conveniently located less than five minutes walk from North Street and adjacent to Chichester's renowned Festival Theatre. It includes some of the city's former almshouses as well as a mix of houses and apartments.

Built in 2004, this first floor apartment offers well-proportioned and includes a 22ft open plan kitchen/sitting room with double doors opening to the south facing balcony, two double bedrooms (one with en-suite facility) and a study/third bedroom. As well as a bathroom/WC there is also a useful utility cupboard.

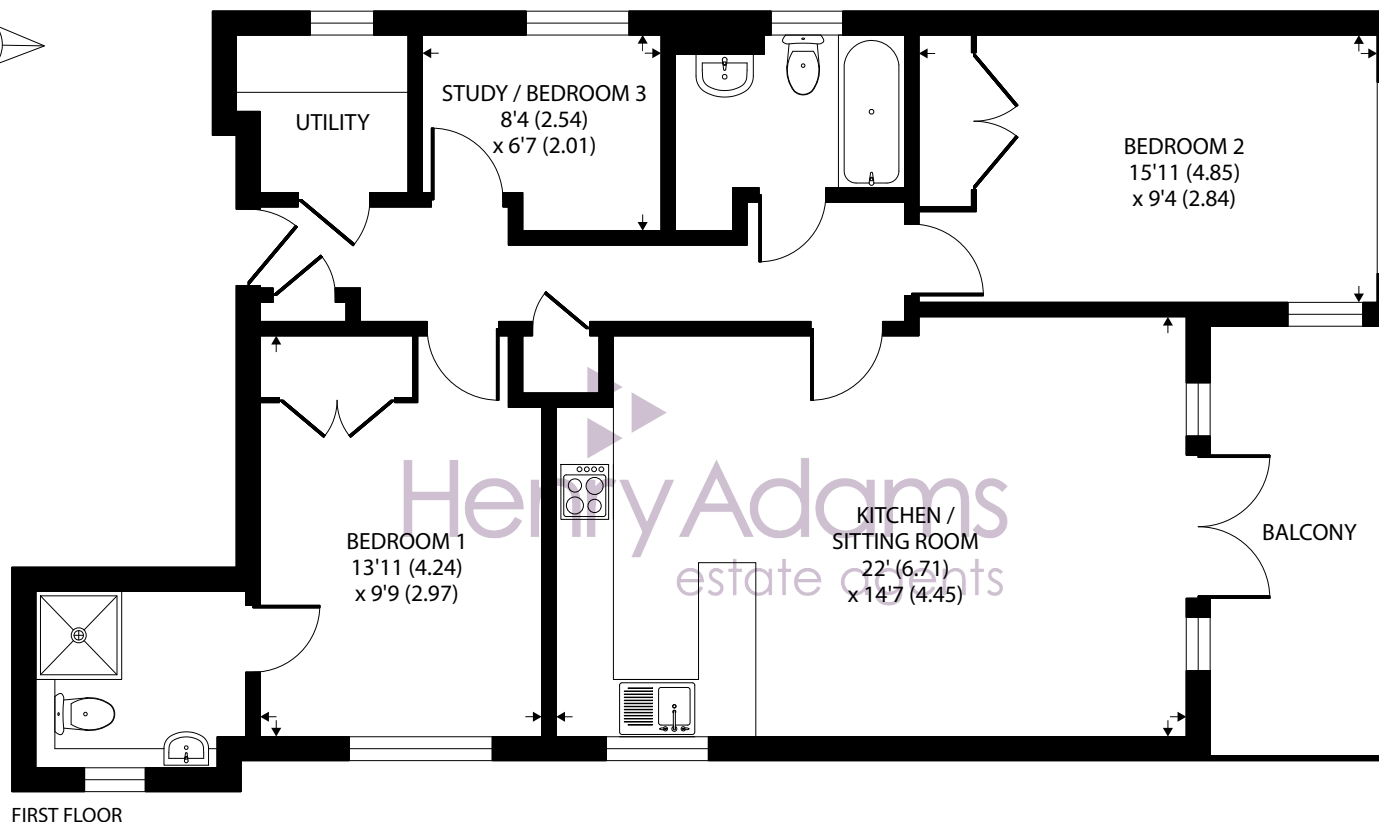
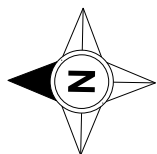
Outside, an electronic gate provides vehicular access to the development which includes an allocated parking space, visitors parking and cycle and bin store.

Leasehold - 125 year from 2003.

Service charges - We have been advised the annual service charge is £1,800 invoiced half yearly.

Chichester District Council - 24/25 Tax Band E £2,719.56





FIRST FLOOR

Approximate Area = 903 sq ft / 83.8 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

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 including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. 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 north out of Chichester on Broyle Road (A286 signposted to Midhurst). William Cawley Mews is immediately on the right. As you enter the development, pass the terrace houses on your right and you will find the apartment block in front of you. [what3words.com/echo.mice.last](http://what3words.com/echo.mice.last)

