





78 St Agnes Place, Chichester

A bright and spacious top floor penthouse apartment just ½ mile level walk from the city centre.



- ▶ Impressively presented throughout
- ▶ Fabulous sitting room
- ▶ 2 en-suite bedrooms
- ▶ Allocated parking
- ▶ Parkland style gardens
- ▶ 1,323 sqft
- ▶ Well-appointed kitchen
- ▶ Bathroom
- ▶ Convenient location
- ▶ Ample storage

Boasting a prime location just a half a mile level walk from the city centre, this top floor penthouse apartment offers a lifestyle of convenience and elegance. This impressive two bedroom property is nestled within attractively landscaped communal gardens, providing a tranquil oasis in the heart of the city.

Upon entry, residents are greeted by a welcoming entrance hall with double doors that lead into the fabulous sitting room/dining room. The space exudes an abundance of natural light, creating a bright and airy atmosphere perfect for relaxation or entertaining guests.

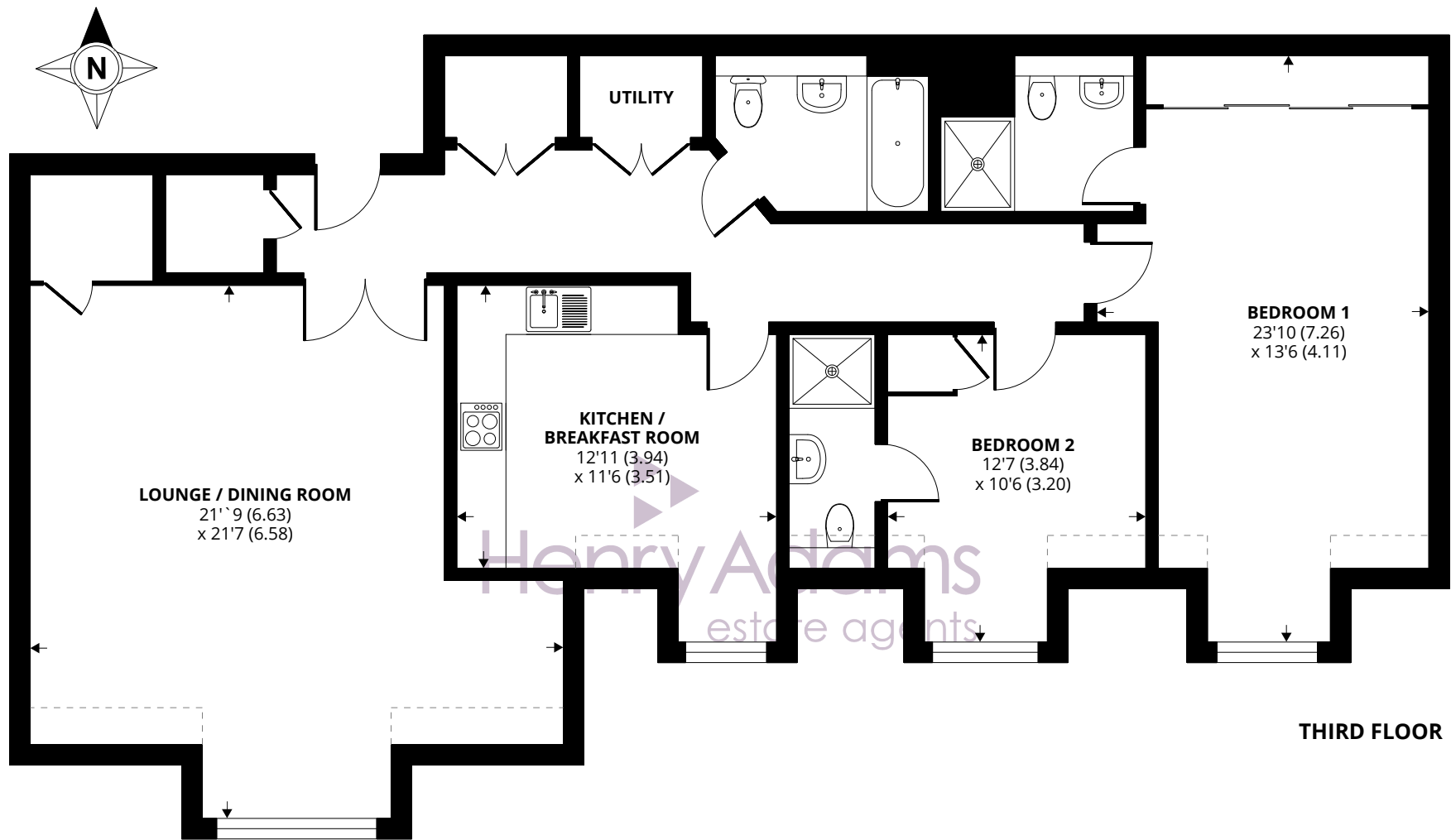
The well-appointed kitchen/breakfast room is complete with integrated appliances including a fan-assisted oven, microwave, ceramic hob and cooker hood, fridge/freezer and dishwasher. The property features a principal bedroom and a guest bedroom, each adorned with an en-suite shower room. Additionally, there is a family bathroom and a utility cupboard with washing machine and additional fridge/freezer along with two further large walk-in storage cupboards.

Residents will also benefit from an allocated parking space - a coveted feature in urban living. This ensures hassle-free parking and easy access to the property at all times. There is also a locked bicycle room as well as private secure waste disposal storage.









Approximate Area = 1247 sq ft / 115.8 sq m

Limited Use Area(s) = 76 sq ft / 7 sq m

Total = 1323 sq ft / 122.9 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 property can be found within a short walk of the pedestrianized city centre. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service 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 east out of Chichester along The Hornet and take the first turning left into St Agnes Place. Take the first left and the apartment block is on your right.
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Charges

The property holds a balance of a 999-year lease from 1st January 2003, providing residents with peace of mind and long-term security. Service charge currently is £2,040 per annum. The ground rent is set at £250, with the maintenance charge to be confirmed, offering transparency and predictability in homeownership costs. No pets. Chichester District Council - 24/25 Tax Band D £2,225.10



