



Flat 2, Bernardsgate, 22 Lavant Road

Guide Price £320,000

Flat 2

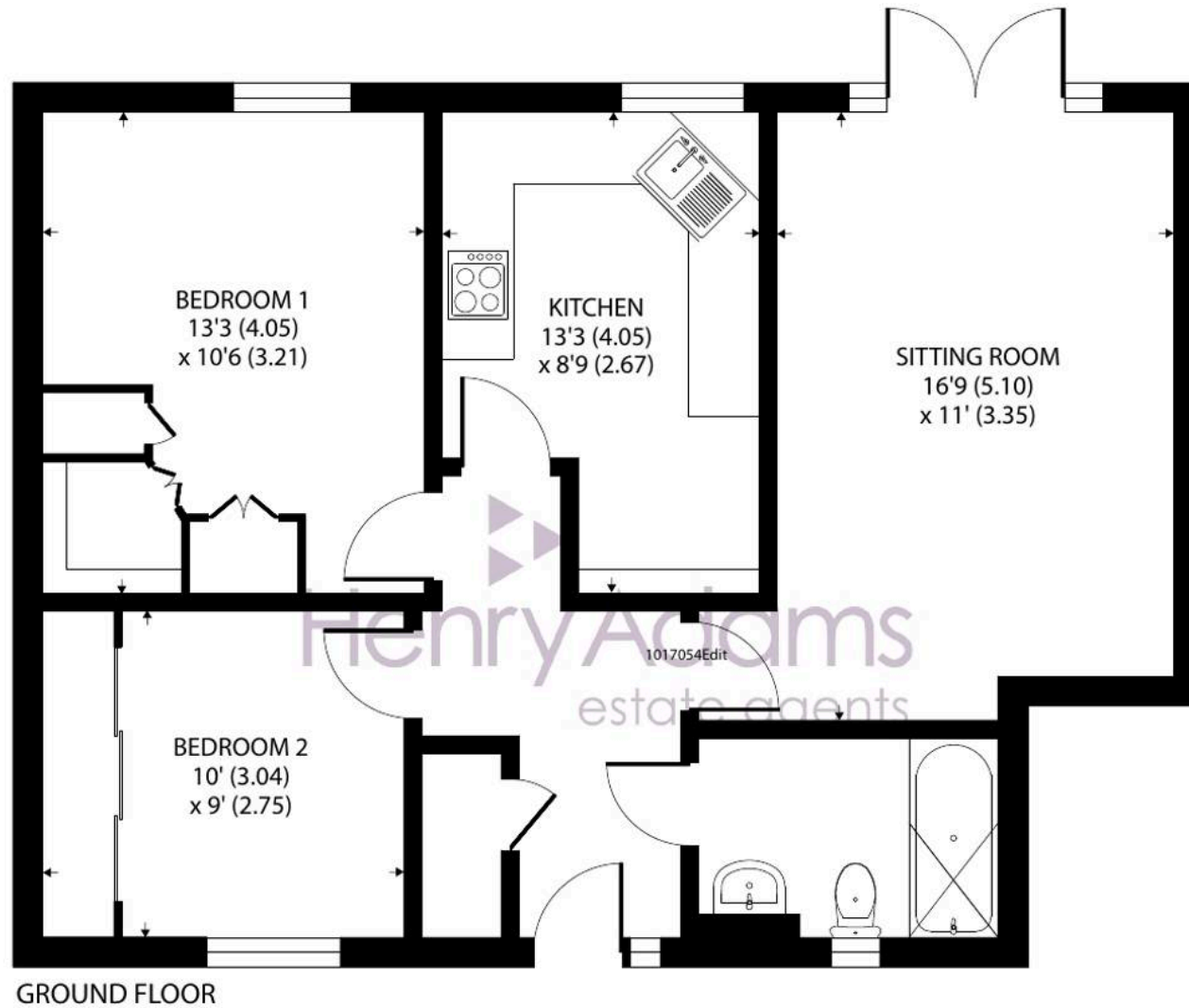
Bernardsgate, Chichester

- Quality garden apartment
- Own private entrance
- Allocated parking
- Share in Freehold management company
- Well proportioned sitting room
- Shaker style kitchen
- Refitted (2023) shower room
- Bespoke built-in bedroom furniture
- Private garden

A spacious two bedroom ground floor garden apartment forming part of a small purpose built development, about one mile north of the city. This impressive home is approached via the allocated parking area and attractive communal garden leading to its own private entrance. The accommodation includes a wide central entrance hall and sitting room with French doors out to a private enclosed garden. The kitchen has a range of Shaker style cupboards, granite worktops and an integrated electric oven, gas hob, a cooker hood and integrated dishwasher. There are two double bedrooms, each with recently installed integrated storage furniture. Bedroom one has a corner unit incorporating wardrobes and a concealed desk/dressing table and bedroom two has wall-to-wall wardrobes. Across the hallway you have a refitted shower room with a large walk-in shower cubicle.

Number 2 has an allocated parking space at the front of the building. There is also a further communal garden at the rear of the building. The property is offered for sale with no onward chain





Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



Lease: 125 years from 01/08/2005

Service Charge for year 2024/2025: £2,009.62 (invoiced twice yearly)

Ground Rent: No ground rent. The flat owners are all members of the residents management company which owns the freehold.

Chichester District Council - 24/25 Tax Band D £2,225.10

From the Northgate circulatory system, proceed north up Broyle Road (A286). Pass Rousillon Park development on your right and then after The Avenue, Bernards Gate is approximately 200 meters on the right.

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