



70 The Maltings, Henty Gardens, Chichester, PO19 3DN

Offers in excess of £400,000

 **Henry Adams**
estate agents

70 The Maltings Henty Gardens

A charming retirement cottage close to the heart of the city centre.

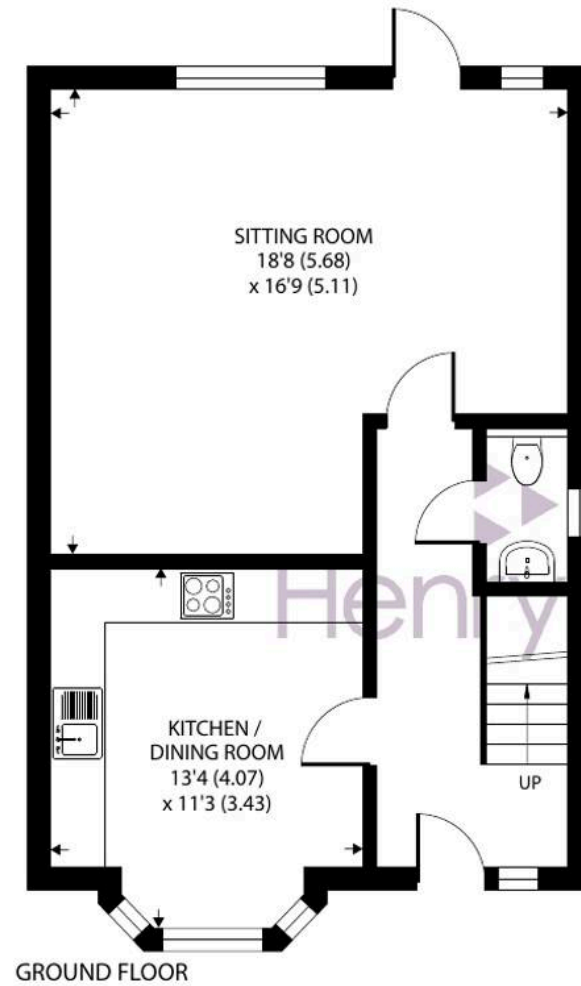
- Freehold retirement cottage
- Two double bedrooms
- Central location
- South facing courtyard garden
- Allocated parking space*
- Vacant possession

A rare opportunity to acquire a freehold retirement cottage within the popular Maltings development in the Westgate area of Chichester, close to the heart of the city centre.

The well-proportioned accommodation is arranged over two floors and consists of an entrance hall, cloakroom, spacious sitting room with doors opening out to a south-facing courtyard garden and kitchen/dining room with various integrated appliances. A staircase, with Stannah chair lift, leads from the entrance hall to the first floor landing, where a bathroom/WC can be found along with two double bedrooms, both of which benefiting from fitted wardrobes. As mentioned previously, the property benefits from a south-facing courtyard garden and an allocated parking space, *which is charged at £150 PA.

This property is one of only four cottages and benefits from the communal facilities in The Maltings development itself. The Maltings is a very special place to live. There are emergency pull chords in all rooms in the cottage in case you ever need help. Also there is a friendly manager and a comfortable communal lounge for activities and socializing, however on days you don't want to socialize, you have your own front door and your own space in a comfortable cottage.





Denotes restricted
head height

Approximate Area = 978 sq ft / 90.8 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Total = 1023 sq ft / 94.9 sq m

For identification only - Not to scale



Location - A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions- What3words - alarm.dates.wool

Tenure – freehold

Development service charge - £3,136 per annum

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

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.

To arrange a viewing call 01243 533377 view details online at

henryadams.co.uk

