



Apt 1, Drovers House Drovers Lane, West Broyle, PO19 3GJ

Guide Price £220,000

 **Henry Adams**
estate agents

Apartment 1 Drovers House, Chichester

A ground floor home offering comfortable and contemporary lifestyle, perfect for modern-day living.

- Well present ground floor flat
- Favoured location to the north of the city
- Open plan living/dining and kitchen
- Double bedroom
- Modern bathroom
- Allocated parking space
- Shared ownership available (75% @ £154,000)

If you're looking for a stylish and cost-effective home in Chichester, we highly recommend this impressively presented ground floor flat in the popular Minerva Heights development, located just a mile north of the city centre.

The flat features a bright open-plan living and dining space, complemented by a well-appointed kitchen with integrated appliances, including an electric oven, ceramic hob and a cooker hood. The bedroom is spacious and filled with natural light, while the bathroom includes a full-size bath with a shower over it. The hallway offers two useful storage cupboards and a secure phone entry system.

To the rear of the property, there is an allocated parking space.

Lease - 250 years from 2023

Service Charge - £1,281.36 per annum

75% Shared ownership available @ £154,000

Chichester District Council - Tax Band B £1,817.72 EPC-B





Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale



Location - The apartment is situated in a semi-rural location on a new development on the edge of the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 excellent 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 west out of Chichester on the B2178 (St Pauls Road). After leaving the outskirts of Chichester at the roundabout take the first exit into Drovers Lane. Proceed for approximately 0.33 of a mile and the apartment is on the right on the corner of Hester Road. what3words - regularly.angers.fishery

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

