



6 King William Close, Chichester, PO19 6EF

Fixed Price £235,000

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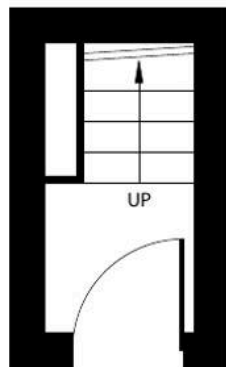
A first floor flat located in the popular Summersdale Area

- Ideal first home
- Outright purchase or shared ownership (50%)
- Popular location to the north of the city
- Own private entrance
- Open plan kitchen/dining/sitting room
- Double bedroom
- Modern bathroom
- Allocated parking space
- Small courtyard area with shed & bin store

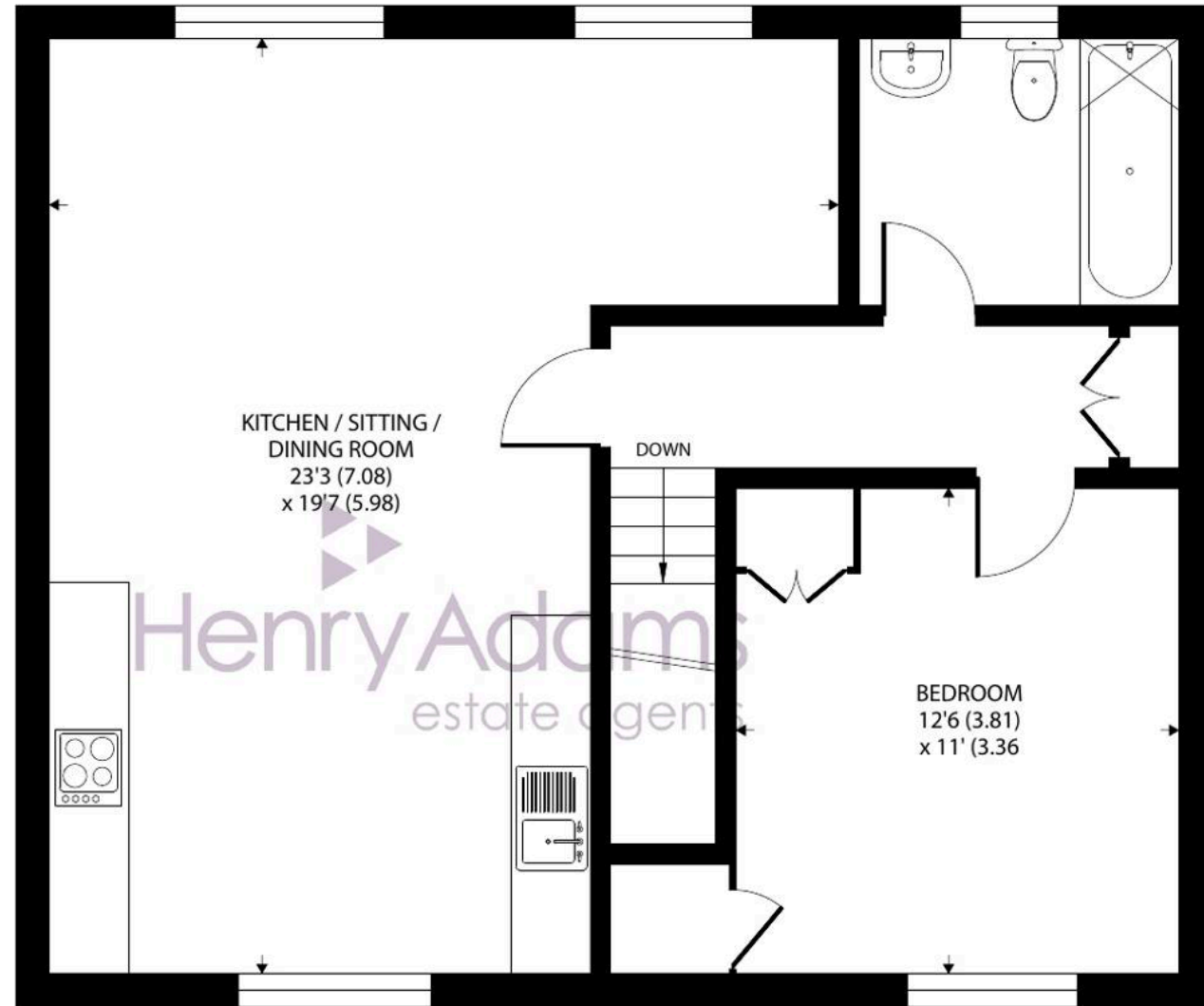
This modern and stylish first floor flat, built in 2018, is set in a small and quiet cul-de-sac in a popular residential location within Summersdale. The flat has been finished to a high standard throughout with quality fixtures and fittings. The property is available for outright purchase or via shared ownership (minimum 50%), making it an ideal first-time buy.

This well presented first floor flat benefits from its own private entrance and stairs leading up to the first floor. There is an open plan kitchen/dining/sitting room with the kitchen area comprising a range of cupboards, integrated oven and hob with cooker hood over and space for a dining table. The sitting area is spacious and there is a recessed area which is currently used as a study/office area. The double bedroom has a fitted double wardrobe and the bathroom has quality white fittings with a shower over the bath.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



Outside there is a parking space in front of the property and to the rear is a small courtyard area with shed and bin store.

Chichester District Council - 25/26 Tax Band B £1,817.72 EPC-B

Lease: 125 years from 19/12/2018

Service Charge: Currently £99.03 pm

Ground Rent: £250 per annum for first 25 years, however we understand this is only payable on 100% ownership.

AGENTS NOTE: In accordance with the provisions of the Estate Agent Act 1979 we confirm that the vendor is an employee of Henry Adams LLP.

Location - Nearby there is a local convenience store, doctors' surgery and pharmacy as well as a regular bus service into the city centre. 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. There are excellent sailing facilities around Chichester Harbour and windsurfing 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 along the A286 (Broyle Road). Pass the Roussillon Park development on your right and take the next turning right into The Broadway. Take the first right into King William Close and number 6 is on the right, what3words- [carbon.chips.deal](https://www.what3words.com/carbon.chips.deal).

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

