



**62 St. Agnes Place, Chichester, PO19 7TU**

Guide Price **£310,000**



## 62 St. Agnes Place, Chichester

Purpose built apartment close to amenities.

- Ground floor
- Open plan reception room
- Two double bedrooms
- En-suite
- Bathroom/WC
- Allocated parking
- Long lease

Stylish and spacious, this two-bedroom ground floor apartment combines modern living with exceptional convenience, just moments from the city centre.

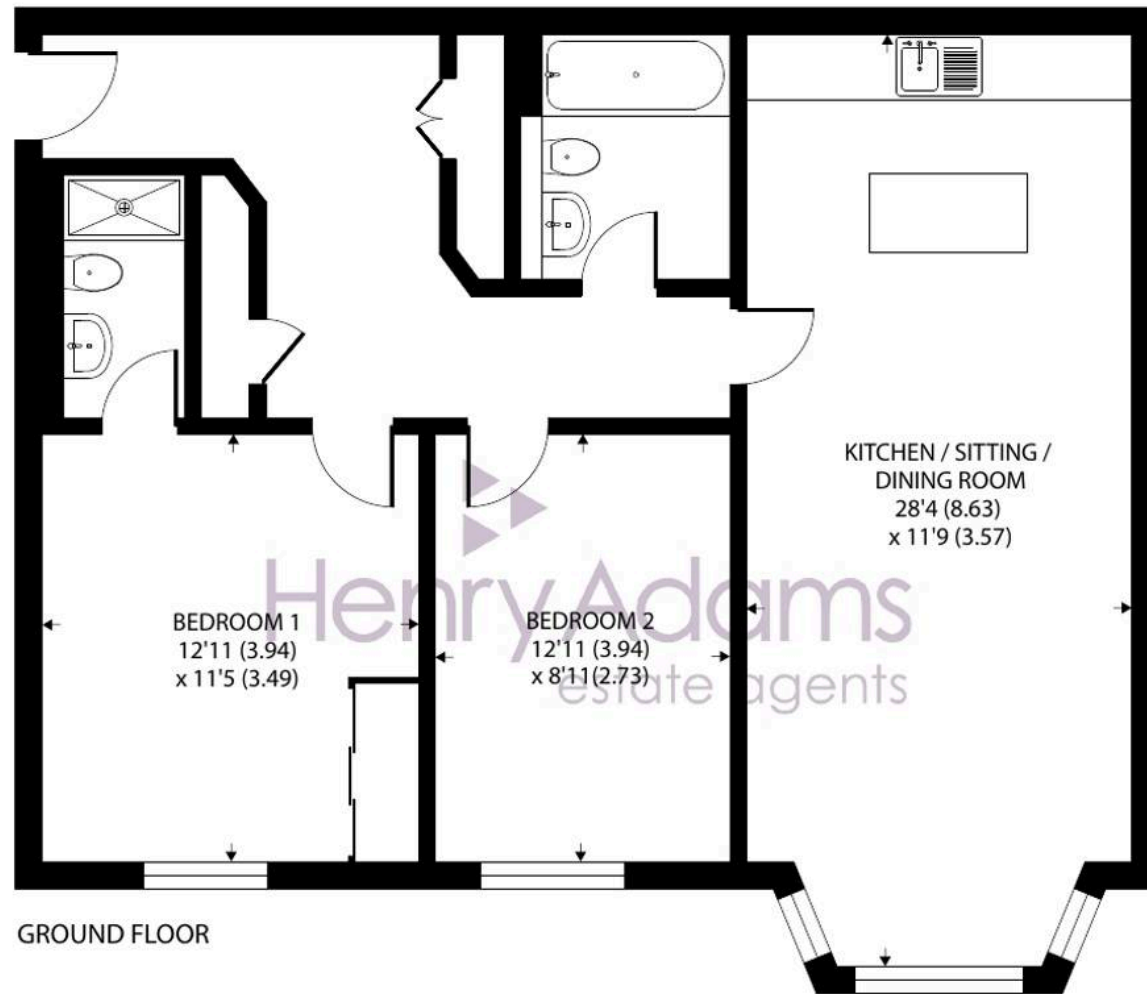
The open-plan living area flows seamlessly into a fitted kitchen with integrated appliances, while two generous double bedrooms, both with fitted wardrobes, include a principal suite with en-suite shower room. A sleek bathroom/WC completes the interior.

Set within Berkeley Homes' prestigious St Agnes Place, residents enjoy beautifully landscaped communal gardens with manicured lawns, colourful flowerbeds, and mature trees, as well as the benefit of an allocated parking space. With a long lease and superbly maintained surroundings, this highly desirable development offers the perfect balance of comfort, style and city living.









Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale





Lease: 999 year lease. 976 years remaining End Date  
01/01/3002

Service Charge: £2,589.98 pa

Ground Rent: £250

Chichester District Council – 25/26 Tax Band D £2,337.06  
EPC–D

**Directions** – Proceed east out of Chichester along The  
Hornet and take the first turning left into St Agnes Place. As  
you enter the development

**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.

**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](http://henryadams.co.uk)

