



62 St. Agnes Place, Chichester, PO19 7TU

Guide Price **£300,000**

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

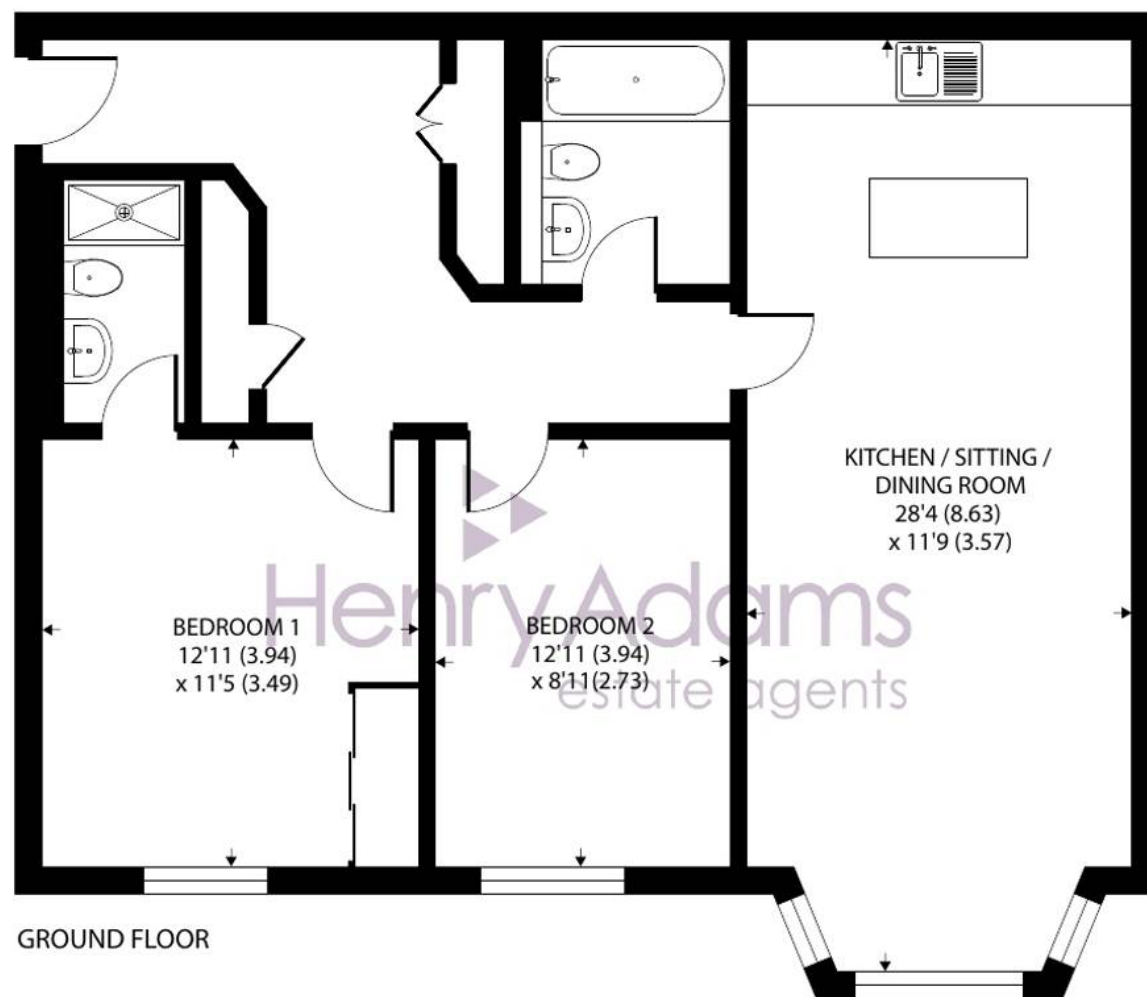
Stylish and spacious, this two-bedroom ground floor apartment combines modern living with exceptional convenience, just moments from the city centre.

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

