



Flat 1 Montclair House, 19 Southgate, Chichester, PO19 1DN

Guide Price £225,000

Flat 1 Montclair House, Chichester

A ground floor apartment conveniently located within the city centre.

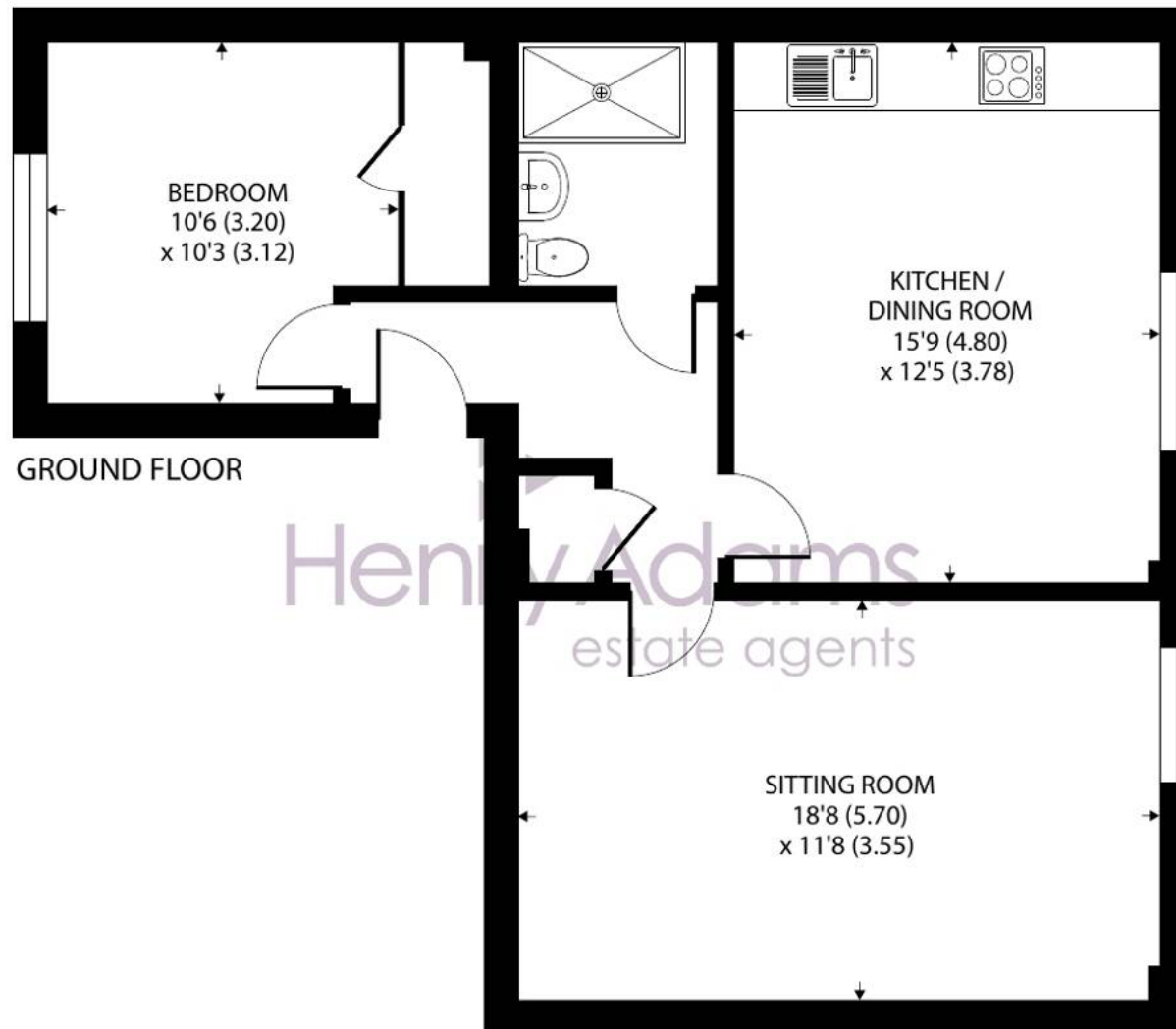
- A highly desirable apartment in a prime city centre location
- Security entry phone system
- Contemporary living accommodation
- Electric under floor heating
- Integrated kitchen appliances
- Utility room
- 999 year lease
- No onward chain

A high-quality one-bedroom ground floor apartment ideally situated in the heart of Chichester, close to the bus and train stations and within easy reach of the city's excellent shops, bars, and restaurants. Built in 2021, the property benefits from the remainder of a new-build warranty and a 999-year lease and is offered for sale with no onward chain. It provides secure, stylish, and contemporary accommodation, accessed via an entry phone system to the building.

The accommodation includes an entrance hall leading to a spacious and well-appointed kitchen/dining room, fitted with white-fronted cupboards and a range of integrated appliances including an electric oven, ceramic hob, cooker hood, fridge, freezer and dishwasher. There is also a separate utility room with a freestanding washing machine for added convenience.

The well-proportioned sitting room offers a comfortable and light living space. The bedroom and shower room complete the accommodation. Additional features include electric underfloor heating throughout. This superb property combines modern living with an unbeatable central location, making it an excellent choice for first-time buyers, investors, or those seeking a stylish city centre home.





19 Southgate, Chichester

Approximate Area = 665 sq ft / 61.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Henry Adams. REF: 1374537

Lease: 994 years remaining

Service Charge: The service charge is not a set fee as the bill for hot water/gas is charged via the management company. An approximation of the annual charge and ground rent for 2024 was £1,950.

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

Location - Located at the end of South Street, ideally located for the local amenities, the train and bus station, all within a short walk. The cathedral city of Chichester 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 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.

Directions - On foot proceed to the bottom of South Street, keeping on the right. Turn right into Avenue de Chartres and then right again into Deanery Close. The apartment block is a short distance along on the right. What3words - daily.fuel.noon

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

