



24 Chatsworth Road, Chichester, PO19 7XU

Guide Price £175,000 - Leasehold

## 24 Chatsworth Road, Chichester

A modern apartment with private entrance and allocated parking.

- Private entrance
- Open plan sitting room/modern fitted kitchen
- Double bedroom
- Contemporary shower room
- Gas central heating
- Allocated parking space
- Ideal first home

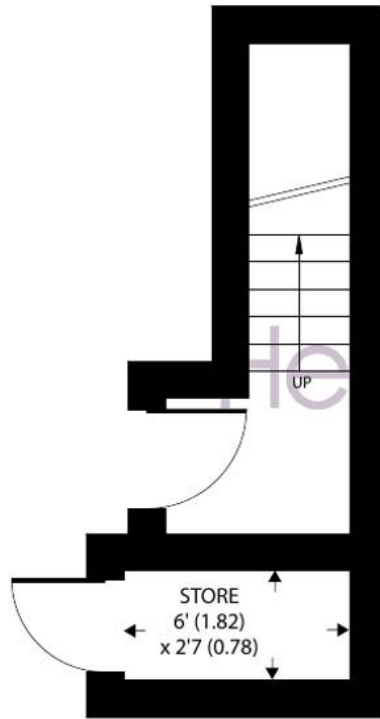
Smartly presented and thoughtfully designed, this purpose-built first-floor apartment offers stylish and low-maintenance living within popular development. The accommodation comprises a spacious double bedroom, a sleek modern shower room and an open-plan sitting room with a contemporary kitchen. The kitchen is equipped with an integrated electric oven, ceramic hob, cooker hood, washing machine and fridge/freezer, perfect for everyday convenience.

A private entrance and allocated parking space enhance the sense of independence and ease of access.

Ideally located in a sought-after area, the property enjoys close proximity to local amenities, excellent transport links and nearby green spaces.

This delightful apartment represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a ready-to-move-in property in a desirable location.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 441 sq ft / 40.9 sq m

Store = 17 sq ft / 1.5 sq m

Total = 458 sq ft / 42.4 sq m

For identification only - Not to scale



**Location** - The cathedral city of 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 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** - Proceed out of Chichester along the Bognor Road (A259) passing The Four Chestnuts public house and then the Co-op on your left. Turn left into Florence Road and then right into Windsor Road. Take the second right into Sandringham Road. Turn right into Chatsworth Road and Norman court is on the left hand side after approx. 50 yards. What3words - agents.edges.woke

Council Tax- Band B £1817.72 EPC- C

Leasehold- 156 years from 29 September 1982

Service Charge- £1,154 Year ending Dec 2025

Ground Rent- £150 pa

**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)

