



Flat 2 Wyberton House, Chestnut Avenue, Chichester, PO19 5US

Guide Price £575,000

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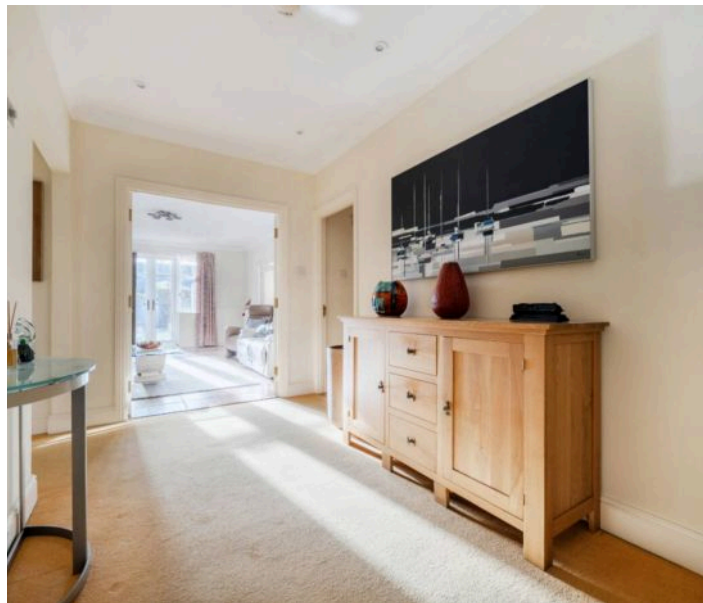
A quality ground floor apartment in the favoured Summersdale area.

- Bright spacious apartment
- Exclusive location
- South aspect reception rooms with direct access to private patio
- Shaker style kitchen and separate dining room
- Utility room
- Three double bedrooms (or two bedrooms and a study)
- Principal bedroom with en-suite dressing area and en-suite bathroom
- Contemporary shower room
- Garage
- Secure top floor store room

An exceptional ground-floor apartment offering spacious, versatile accommodation, ideal as a main residence or a convenient lock-up-and-leave home.

Situated within a prestigious development of just five homes, the property stands on approximately 0.4 acres of mature, attractively landscaped, predominantly south-facing communal gardens, located on one of the city's most sought-after tree-lined residential roads on the north side.

The apartment benefits from easy access, high ceilings and bright south-facing reception rooms, creating a wonderful sense of space and natural light throughout. A security entry phone system leads to the communal entrance hall.





The accommodation comprises a spacious hallway with glazed double doors opening into a well-proportioned sitting room, featuring French doors that open onto a private patio with direct access to the communal gardens beyond. Double doors from the sitting room lead to a separate dining room, ideal for entertaining.

Adjacent to the dining room is a fitted kitchen with classic shaker-style units, complete with integrated Neff double oven, four-ring electric hob, dishwasher, fridge and freezer. A separate utility room provides a sink unit and plumbing for a washing machine.

The principal bedroom features a dressing area with built-in wardrobes and a full en-suite bathroom. A bidet is currently installed, however, the fittings for a shower remain in situ should this be preferred. There are two further double bedrooms, one of which is currently used as a study, along with a contemporary shower room featuring a walk-in shower cubicle.

All external doors and windows have been replaced from wood to aluminium approximately three years ago.

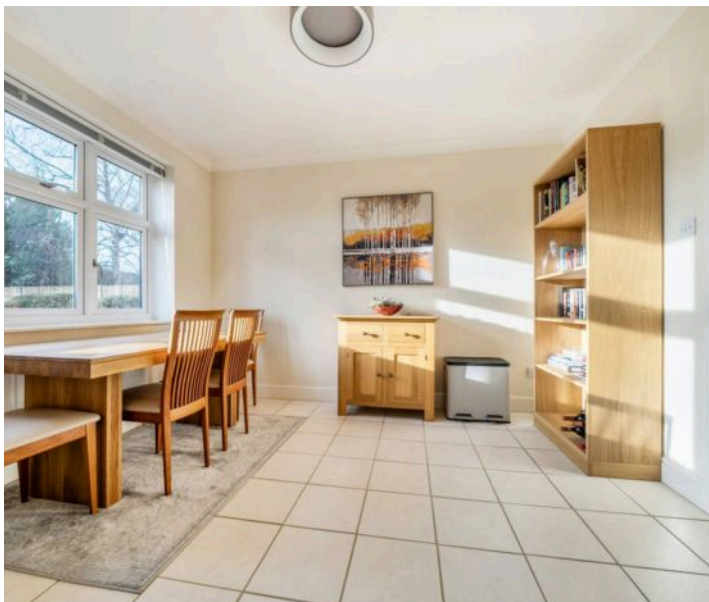
Outside, a block-paved driveway extends to the side of the building, leading to a rear garage block. The property includes a single garage with an electric up-and-over door, along with a private parking space positioned in front of the garage.

Lease: 999 years from 29th September 1999

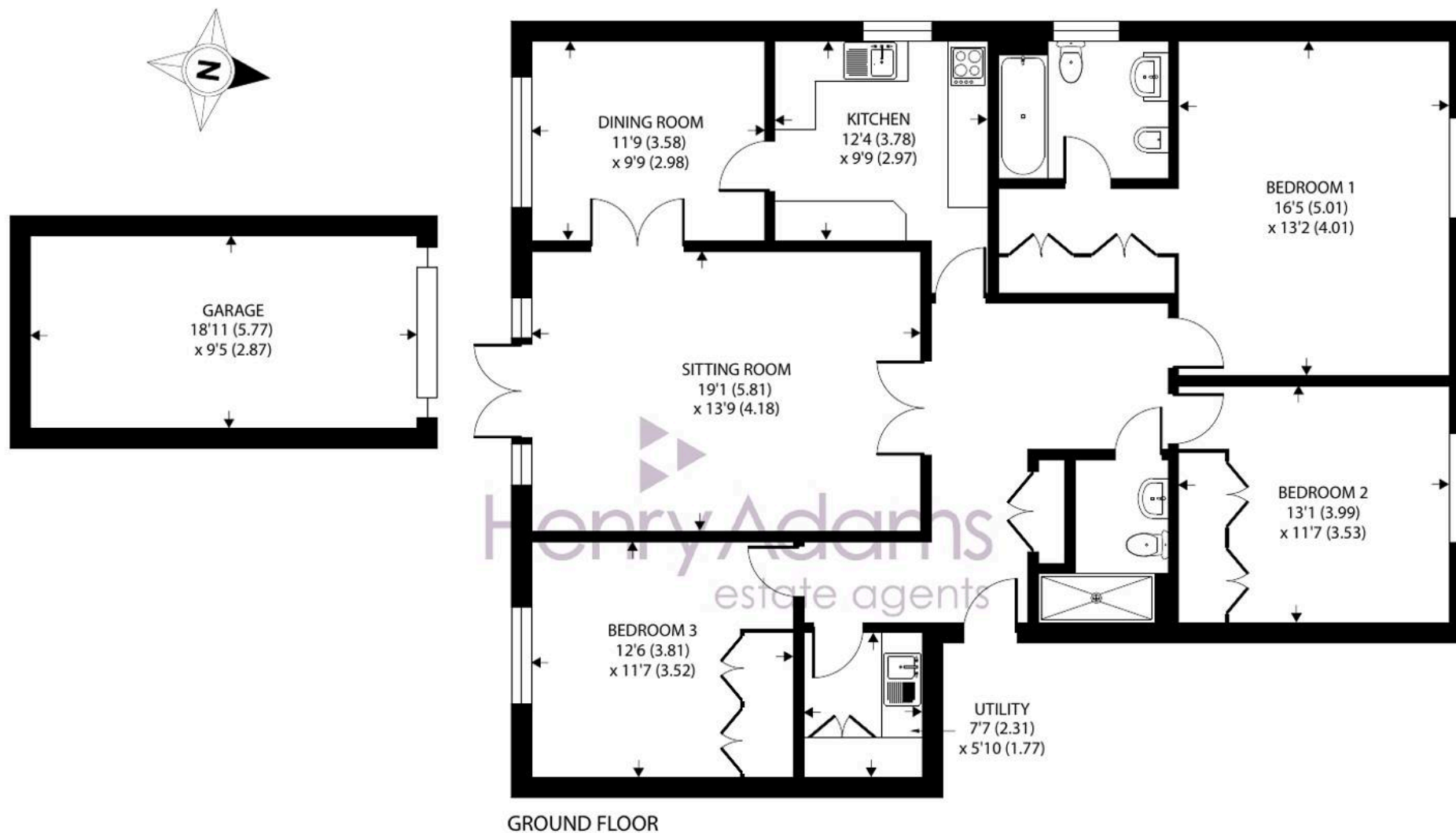
Ground rent: Peppercorn

Service charge: £2,347.73 for 6 months

Chichester District Council - 25/26 Tax Band £3,375.76 EPC-C







Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1601 sq ft / 148.7 sq m

For identification only - Not to scale



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 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 - From the Northgate circulatory system proceed north on the Midhurst Road A286, passing the Festival Theatre on the right hand side. Continue past the Roussillon development on the right and then the second turning on the right into The Avenue. Take the first left into Chestnut Avenue and end turn right into Chestnut Avenue and Wyberton House is on the right.

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

