



37A FLORENCE ROAD

Chichester, PO19 7TE

Guide Price: £225,000 Leasehold (with share of Freehold)



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PROPERTY SUMMARY

A spacious one-bedroom ground floor apartment with its own private rear entrance, large kitchen/dining room, garden access, and residents' parking — situated within a small, well-maintained development approximately $\frac{3}{4}$ mile to the east of Chichester city centre.



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ACCOMMODATION

The accommodation is well arranged, beginning with a private front door off a communal entrance opening into a hallway leading to all principal rooms. The kitchen/dining area is notably spacious and well-equipped, featuring an extensive range of traditional wooden cabinets, tiled splashbacks, and ample worktop space with a tiled floor and plenty of space for a dining table and chairs.

An open archway leads through to the living room, where glazed sliding doors open directly onto the communal garden beyond.

The bedroom is a well-proportioned double room with a bay window overlooking the front of the property and benefits from an adjoining dressing area with fitted storage cupboards. A modern wet room comprising a screened shower area, low level WC, and wash hand basin completes the internal accommodation.

Outside, the property enjoys access to a communal garden and extensive residents' parking area situated to the rear of the building, offering convenience and security.



LOCATION

The property is situated in a popular residential area only about $\frac{3}{4}$ of a mile from Chichester's historic city centre and the bustling mainly pedestrianised shopping precinct. It overlooks Florence Park recreation field and is close to a couple of local shops. It is also convenient for access to the A27, which links with the A3(M) to the west providing a route north to the M25. Chichester train station, just outside the city centre and only about a mile to the west of the property, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

The South Downs National Park is within easy reach being only about 3 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. Also, to the south-west, about 9 miles, is the Blue Flag sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

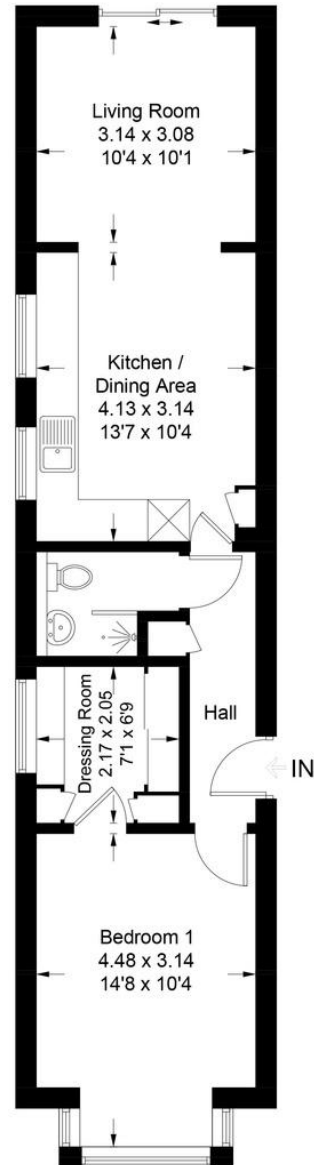


FLOORPLAN

37A, Florence Road, PO19 7TE

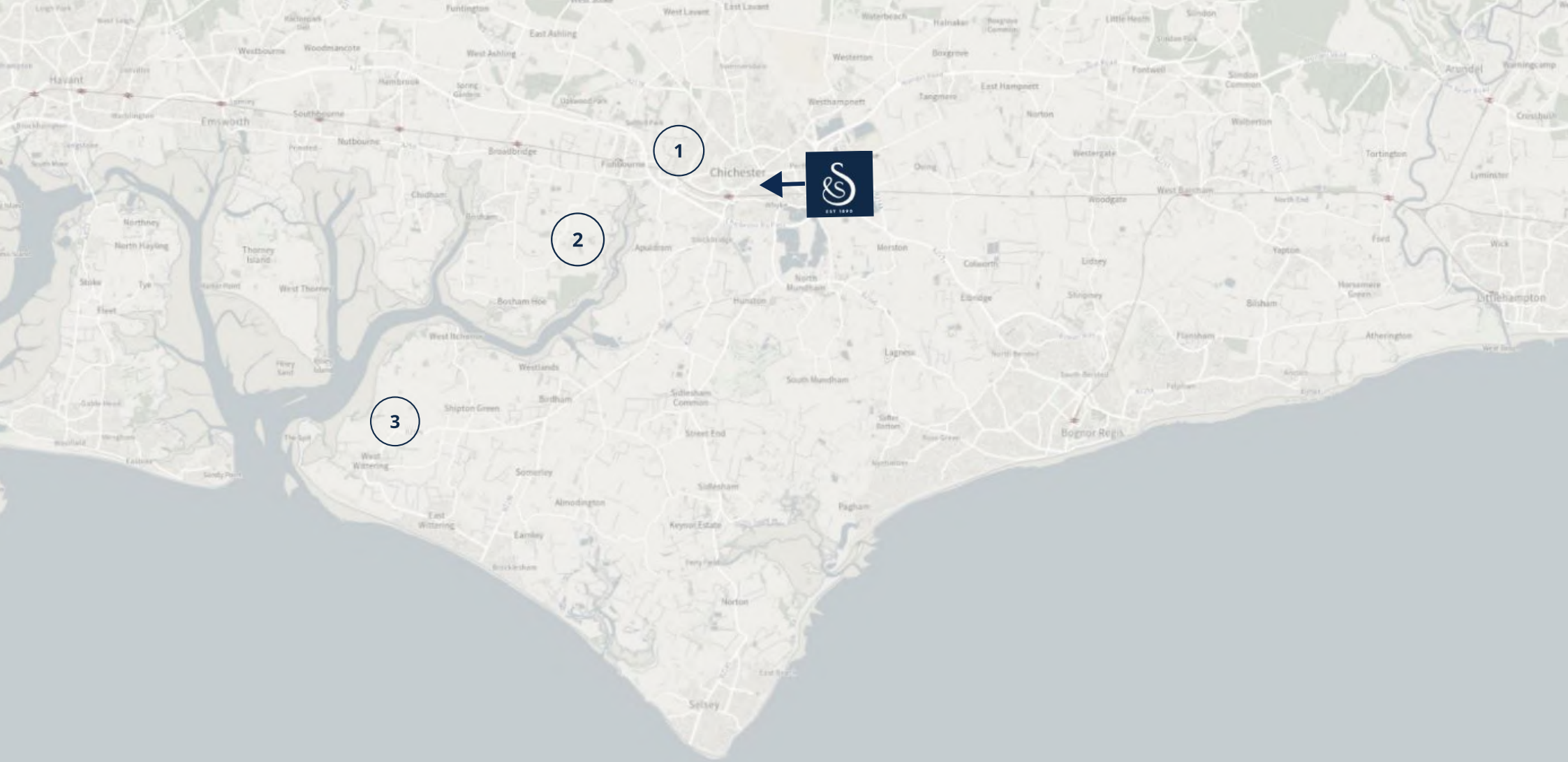
Approximate Gross Internal Area = 50.0 sq m / 538 sq ft

Produced for Stride & Sons Estate Agent.



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2025. (ID1251520)



LOCAL AREA

- 1 Chichester
- 2 Bosham
- 3 West Wittering



what3words: ///odds.risky.forces

- Services: All main services are connected. Gas central heating.
- Tenure: Leasehold – 125-year lease from 1st July 1986 (86 years unexpired)
- Service Charge 2025: We understand from the vendor the current charge is £600 per annum.
- Local Authority: Chichester District Council
- Council Tax Band: Band B
- Energy Rating: Band D



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