



8 Bernardsgate | Chichester | PO19 5RG

Guide Price £275,000

Leasehold



**hancock**

Lettings & Estate Agents

Bernardsgate | Chichester | PO19 5RG

Guide Price £275,000

- No Onward Chain
- Generous hallway
- Ensuite shower room
- Parking space
- Private entrance
- Two bedrooms
- Open plan kitchen/diner
- Family bathroom
- Communal garden

**\*\*NO ONWARD CHAIN\*\***

Occupying a desirable first-floor position, this well proportioned two bedroom apartment offers bright and versatile accommodation, thoughtfully arranged to suit modern living.

Accessed via a generous private entrance hall with stairs rising to the first floor, the property opens onto an impressively spacious landing area which provides excellent flexibility and could comfortably accommodate a home office or study space.

The main living accommodation centres around an attractive open plan kitchen/dining area, creating a sociable and practical environment for both everyday living and entertaining.

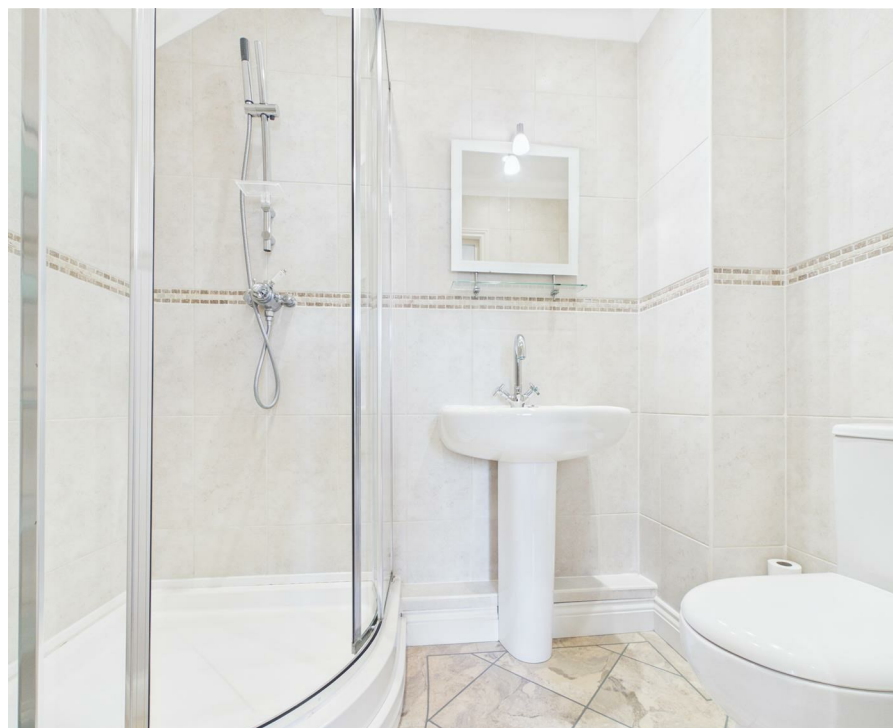
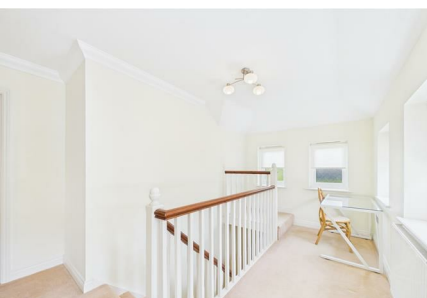
There are two bedrooms, including a principal bedroom benefitting from an en suite shower room, while a separate family bathroom serves the remainder of the accommodation.

Further advantages include an allocated parking space, communal garden and a layout that balances open living with



what3words ///

knee.sums.rivers



well defined private areas.

Ideally positioned in Chichester, the apartment combines comfortable contemporary living with excellent functionality, making it well suited to professionals, downsizers, or those seeking a well located home.

Situated on Lavant Road, the property enjoys a convenient position to the north of Chichester city centre, offering easy access to a wide range of amenities, leisure facilities and transport links. Chichester is renowned for its blend of historic character and modern convenience, with its attractive pedestrianised centre featuring an excellent selection of independent shops, cafés, restaurants and cultural attractions, including the renowned Festival Theatre. The area also benefits from access to beautiful surrounding countryside and the South Downs National Park, while the nearby West Wittering coastline provides opportunities for coastal walks and outdoor recreation. Chichester railway station offers direct services to London and the south coast, making the location appealing for both commuters and those seeking a well-connected place to call home.

Additional Information :

Tenure : Leasehold

Council Band : D

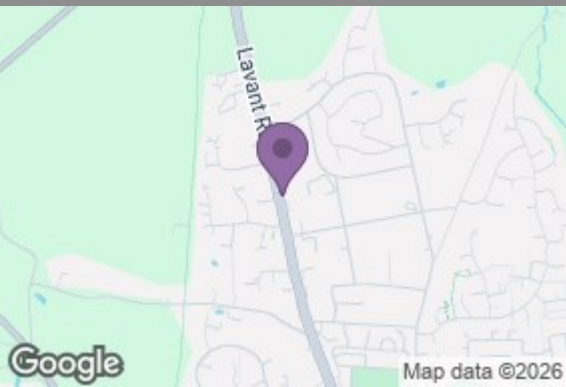
EPC : C

Broadband : Up To 1800mbps

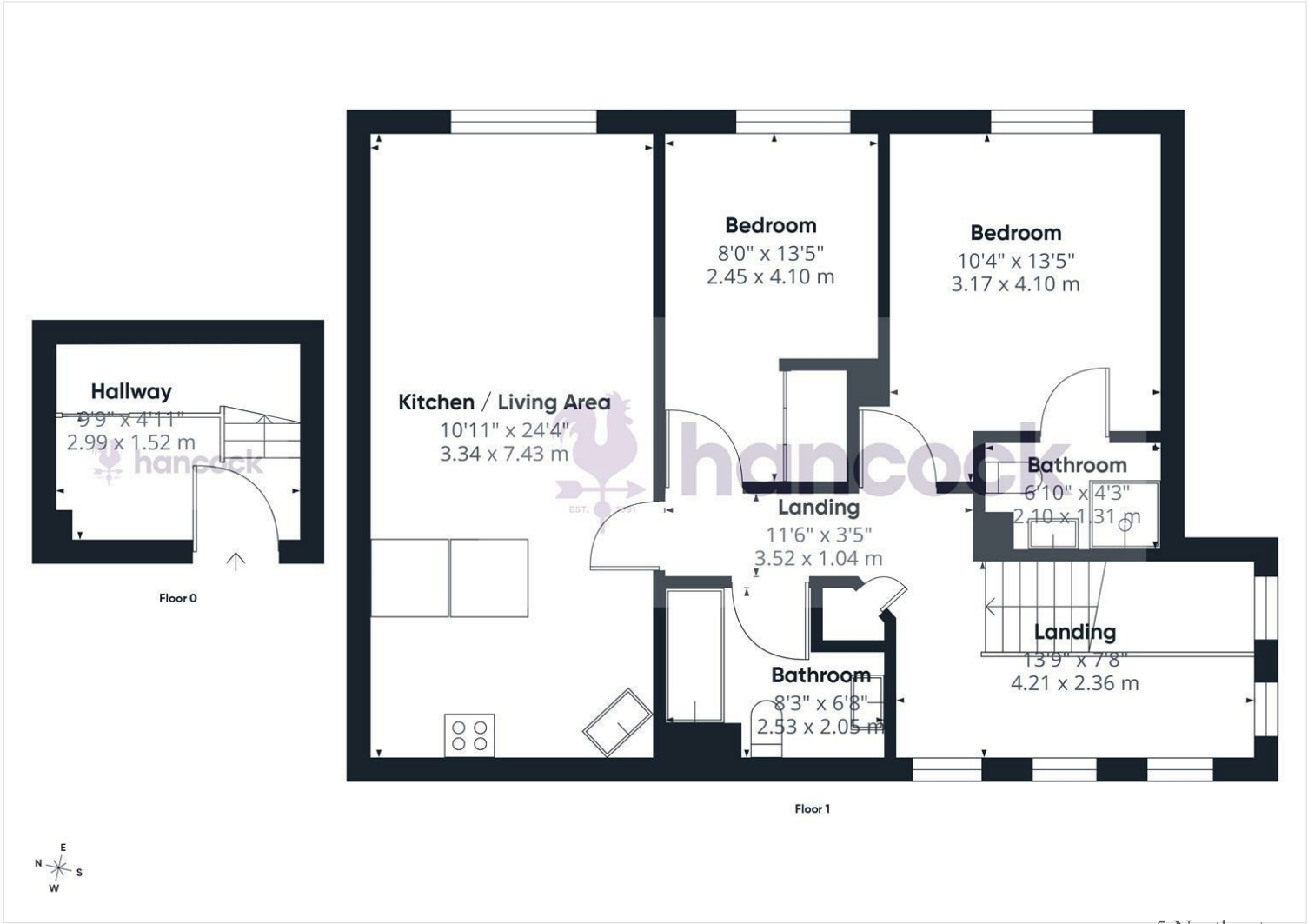
Mobile : Outstanding: EE, Vodafone; Good: 02; Okay: Three

Service Charge : £2116 per annum

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155  
sales@hancockpartners.co.uk  
www.hancockpartners.co.uk