



Flat 10 Garden House, The Avenue, Chichester, PO19 5PT

Guide Price £399,950



Flat 10 Garden House, Chichester

- South facing second floor apartment
- Two bedrooms
- Covered parking
- Attractive communal gardens
- Vacant possession

A top-floor apartment, accessed via stairs and lift, forming part of a popular purpose-built development and offered for sale with the advantage of vacant possession.

Situated on the second floor, this spacious south facing apartment offers bright, comfortable accommodation ideally suited to modern living. The generous sitting room is a particular highlight, featuring an attractive electric fireplace, charming window seats and an abundance of natural light. The kitchen/breakfast room provides a practical and sociable space, well suited to both everyday living and entertaining.

The principal bedroom enjoys the benefit of an en-suite shower room, whilst a further bedroom is served by a separate bathroom. Additional features include a useful secure storage cupboard, covered parking, visitors' parking and attractive communal gardens, all combining to create a highly desirable and low-maintenance home.

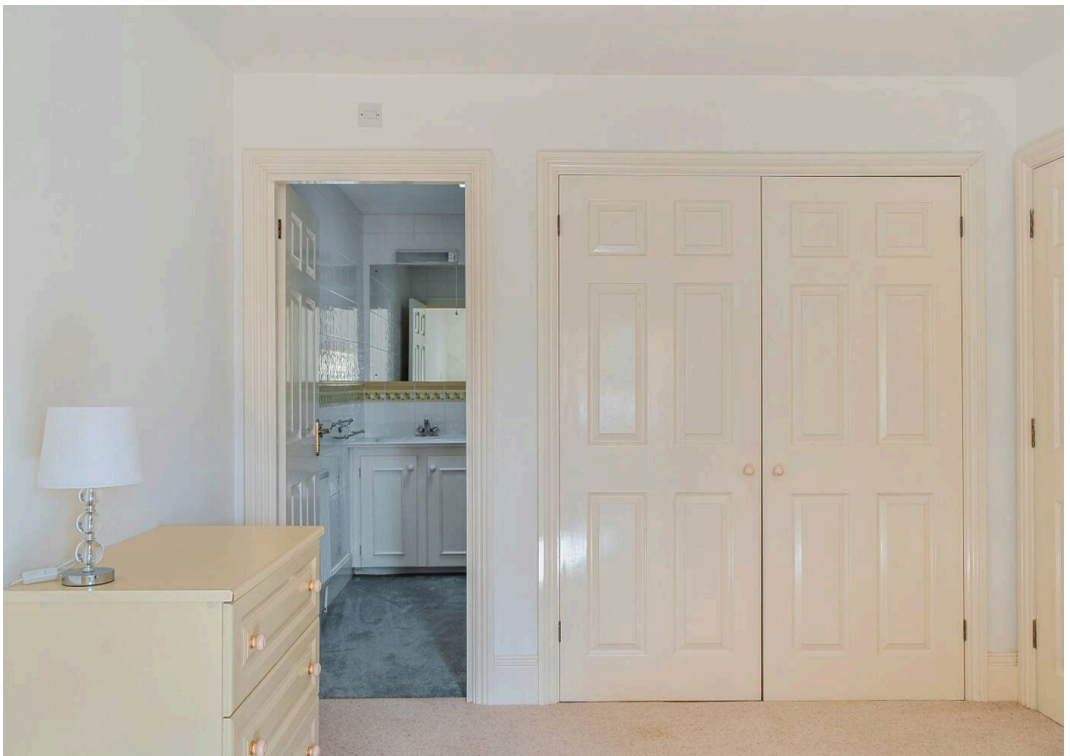
Lease: 999 year lease granted 25/03/1993. Owners also hold an equal share in Garden House (Chichester) Ltd, which owns the freehold.

Service charge: £2,624 pa.

No pets allowed.

Chichester District Council - 26/27 Tax Band F £3,599.77
EPC-C







Approximate Area = 940 sq ft / 87.3 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Store Cupboard = 26 sq ft / 2.4 sq m
Total = 996 sq ft / 92.4 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 along Broyle Road (A286). Pass the Roussillion development on your right and take the second turn right into The Avenue. The entrance to Garden House is on the left.
what3words - field.pools.pool

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](https://www.henryadams.co.uk)

