

Price Guide £205,000

Portfield Place Church Road, Chichester, PO19 7JN

BAILEYS







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A spacious 2 bedroom first floor apartment, situated toward the Eastern outskirts of Chichester, built circa 2007 with the benefit of a long lease forming part of a small development of purpose built apartments. An ideal first home or buy to let purchase.

The accommodation - which must be viewed to be fully appreciated - includes a spacious open plan main living space with kitchen and dining areas, with doors from the sitting room area opening onto a westerly aspect balcony.

There is an en-suite to Bedroom 1 plus a family bathroom and both bedrooms are good sized, double bedrooms. The communal areas includes an allocated off road car parking space and the property will be available with no forward chain.

Communal Entrance Hall
Front communal door leading to the apartment which is situated on the first floor and accessed via stairs.

Entrance Hall
With a walk-in built in storage cupboard and doors to:

Sitting Room/Dining Room/Kitchen
An open plan room with an L shaped kitchen area, with floor and wall mounted cupboards to two walls, fitted worktops and inset sink. Hob, filter hood and under worktop oven with space for washing machine and integrated fridge/freezer. A particular feature are the patio doors opening onto an outside westward facing balcony, overlooking communal gardens.

Bedroom 1 - En-suite
A spacious twin aspect double bedroom with double door wardrobe cupboard and door to En - Suite.

En-Suite
Comprising a white suite of wash basin, wc and corner shower.

Bedroom 2
A spacious double bedroom with double door wardrobe cupboard.

Bathroom
Comprising a white suite of wc, wash basin and bath with shower over.

Outside
Communal gardens and grounds surround the the property with pedestrian and vehicular access from Church Road, with an off road car parking space.

General and Tenure
Please note - under the provisions of the Estate Agents Act 1979 section 21, the vendor of this property is a connected person to Baileys.
Lease - 125 year leasehold interest with approximate balance of 105 years at 2026.
Annual costs for maintenance £2,341 & £200 Ground Rent for 2026.
Managing Agents - Centrick Property

Viewing
By appointment with Baileys 01243 672217 - All viewings will be pre-arranged and accompanied and require at least 24 hours notice.



















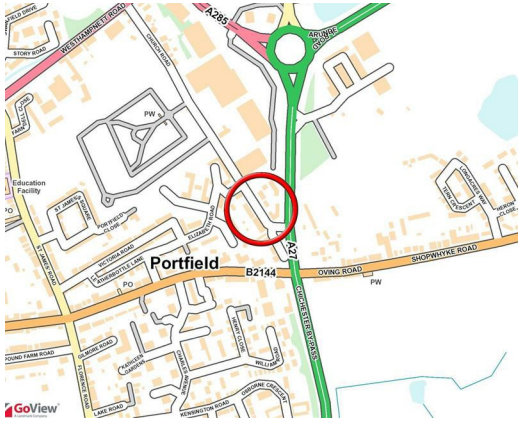


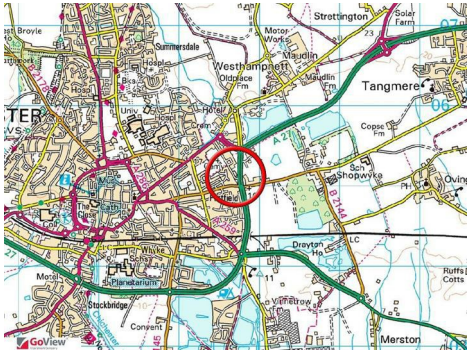








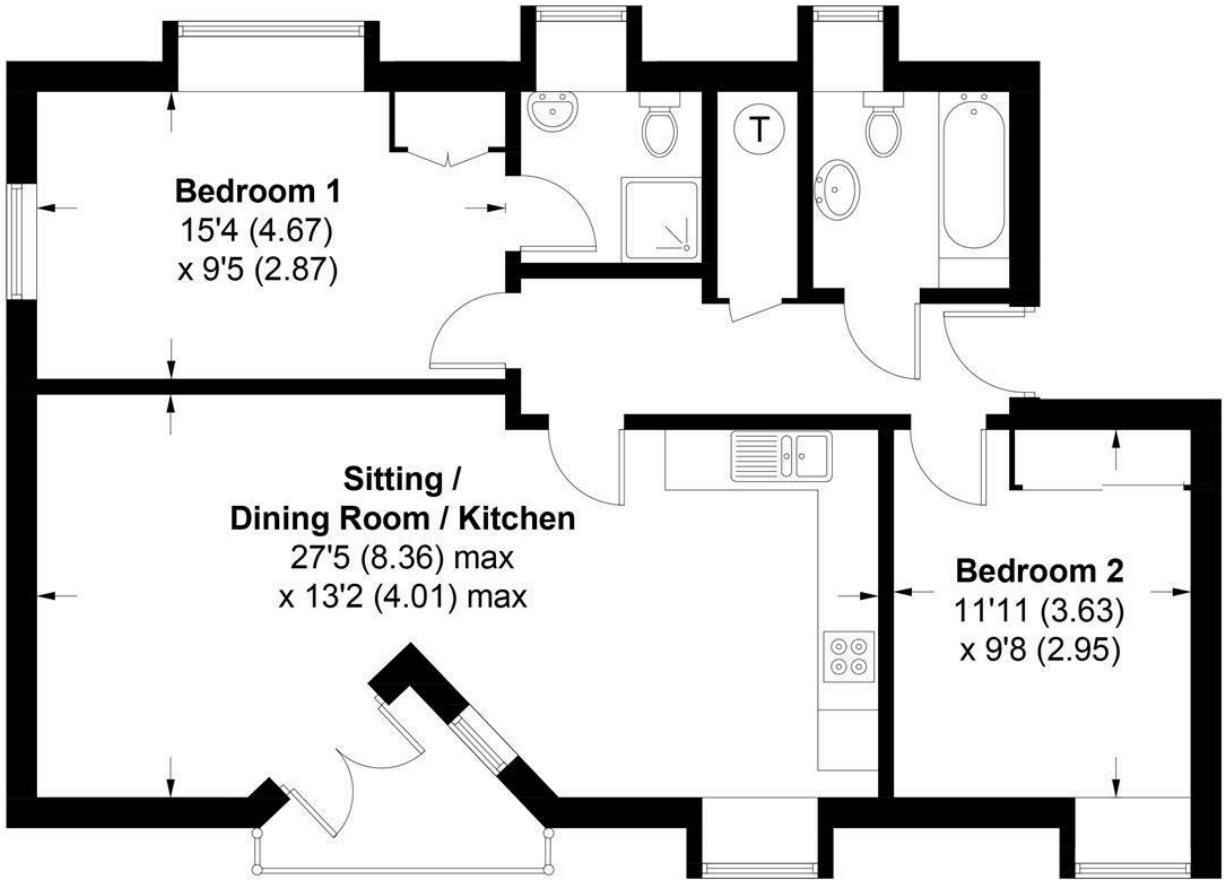

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WESTHAMPNETT ROAD
Portfield
B2144
A27
OVING ROAD
SHOPWYKE ROAD
CHICHESTER BYPASS
Education Facility
PW
PO
GoView


Strettington
Westhampnett
Tangmere
Shopwyke
Stockbridge
Merston
GoView


Nelson Court
The Stables
Portfield Place
GoView

Flat 8, Portfield Place, Church Road, PO19 7JN

APPROXIMATE GROSS INTERNAL AREA = 776 SQ FT / 72.1 SQ M



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID908087)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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The Property Ombudsman

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