



5 East Walls Close | Chichester | PO19 1UL

Guide Price £900,000



hancock
Lettings & Estate Agents

East Walls Close | Chichester | PO19

1UL

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- No Onward Chain
- Four Bedroom Townhouse
- Within a Gated Development
- City Centre Location
- Courtyard Garden
- Communal Garden Patio
- Garage and Parking
- Views Towards Priory Park
- Council tax G

This four bedroom townhouse, set within a private, gated development offers an opportunity to experience city centre living with the advantage of garaging and parking. No onward chain.

The ground floor features a spacious entrance hall, currently doubling as a study area, alongside a contemporary fully-equipped kitchen, separate dining room, and convenient cloakroom. French doors open onto a charming rear courtyard, perfect for outdoor relaxation. The first floor houses the main reception room, a luxury family bathroom complete with both bath and shower facilities, plus two bedrooms - a double room overlooking the picturesque Priory Park and a flexible single bedroom that works equally well as a home office. The top floor is dedicated to the impressive principal suite, complete with private ensuite bathroom and generous walk-in wardrobe. This principal bedroom also enjoys delightful park views, creating a peaceful retreat above the city. There is a further bedroom



what3words ///

mess.maybe.farmer



on this floor. This exceptional property combines period charm with modern convenience in one of the city's most desirable locations.

Outside

There is an integral garage and a private gated parking space to the front of the property. Residents also have access to a shared patio garden area within the exclusive East Walls Close development.

Location

East Walls Close is located within the heart of Chichester's city centre, overlooking Priory Park and the city's historic Roman walls. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre and renowned Cathedral, along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.

Information

Tenure - Freehold

Council Tax Band – G

Broadband Speed - Up to 70mbps

Mobile Coverage - EE, Three, O2, Vodafone.

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

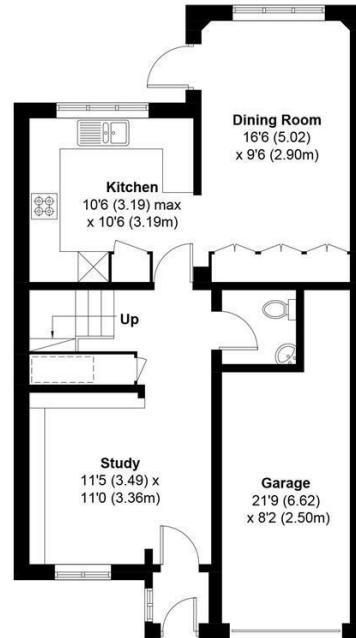
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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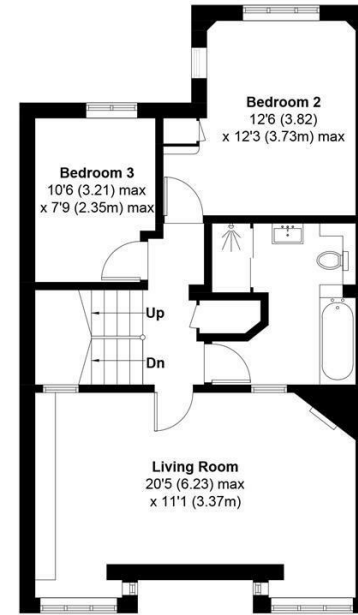
APPROXIMATE GROSS INTERNAL AREA = 1686 SQ FT / 156.6 SQ M
 GARAGE = 147 SQ FT / 13.7 SQ M
 TOTAL = 1833 SQ FT / 170.3 SQ M



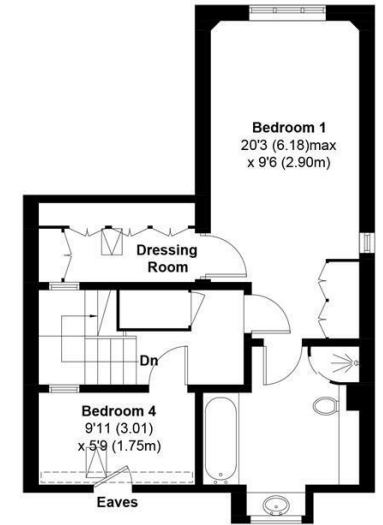
= Reduced head height below 1.5m



GROUND FLOOR



FIRST FLOOR



SECOND 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. (ID1249644)

Hancock & Partners



hancock
 Lettings & Estate Agents

5 Northgate
 Chichester
 West Sussex
 PO19 1BA
 01243 531155

sales@hancockpartners.co.uk
 www.hancockpartners.co.uk