



5 Boundary Lane | Chichester | PO19 6EP

Guide Price £295,000

Leasehold



**hancock**

Lettings & Estate Agents

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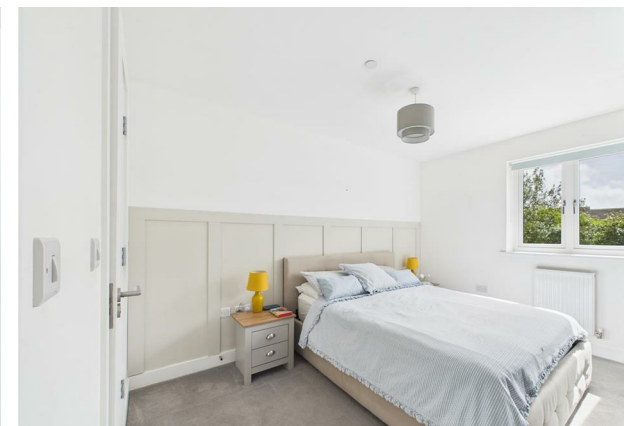
- Modern two bedroom apartment
- Private balcony
- Ensuite shower room
- Two well proportioned bedrooms
- Modern fitted kitchen
- Allocated parking
- Visitor Parking
- Surrounding green space
- Close Proximity Of Hospital
- Close Proximity to City Centre

This beautifully presented two bedroom first floor apartment offers modern living in a highly desirable location in Chichester. Overlooking the attractive recreation field, the property enjoys a pleasant open outlook and a sense of space rarely found in similar homes.

The accommodation comprises a bright and spacious living area with access to a private balcony - perfect for relaxing or entertaining. The contemporary fitted kitchen is well appointed with modern units and integrated appliances, providing both style and functionality.

There are two well proportioned bedrooms, including a generous principal bedroom benefiting from its own ensuite shower room. A separate main bathroom serves the second bedroom and guests, completing the well balanced layout.

Further features include allocated parking, adding



what3words ///

plot.flame.town



convenience for residents, visitor parking and secure cycle storage , and a well maintained communal setting.

Ideally suited for first time buyers, investors, or those seeking a low maintenance home, this attractive apartment combines comfort, practicality, and a sought after outlook in a popular Chichester location.

Chichester is a highly sought after cathedral city, renowned for its historic charm, vibrant cultural scene and excellent amenities. The property is well positioned for easy access to the city centre, offering a wide range of shops, restaurants and cafes, along with attractions such as Chichester Cathedral and the Festival Theatre. There are also good transport links, including a mainline railway station with direct services to London, and convenient road access to the A27, while nearby green spaces and the South Downs National Park provide plenty of opportunities for outdoor recreation.

Additional information:

Tenure: Leasehold

Remaining Years : 244

Service Charge : £1722.96 per annum

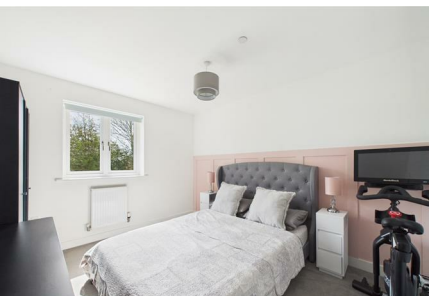
Ground Rent : £225 per annum

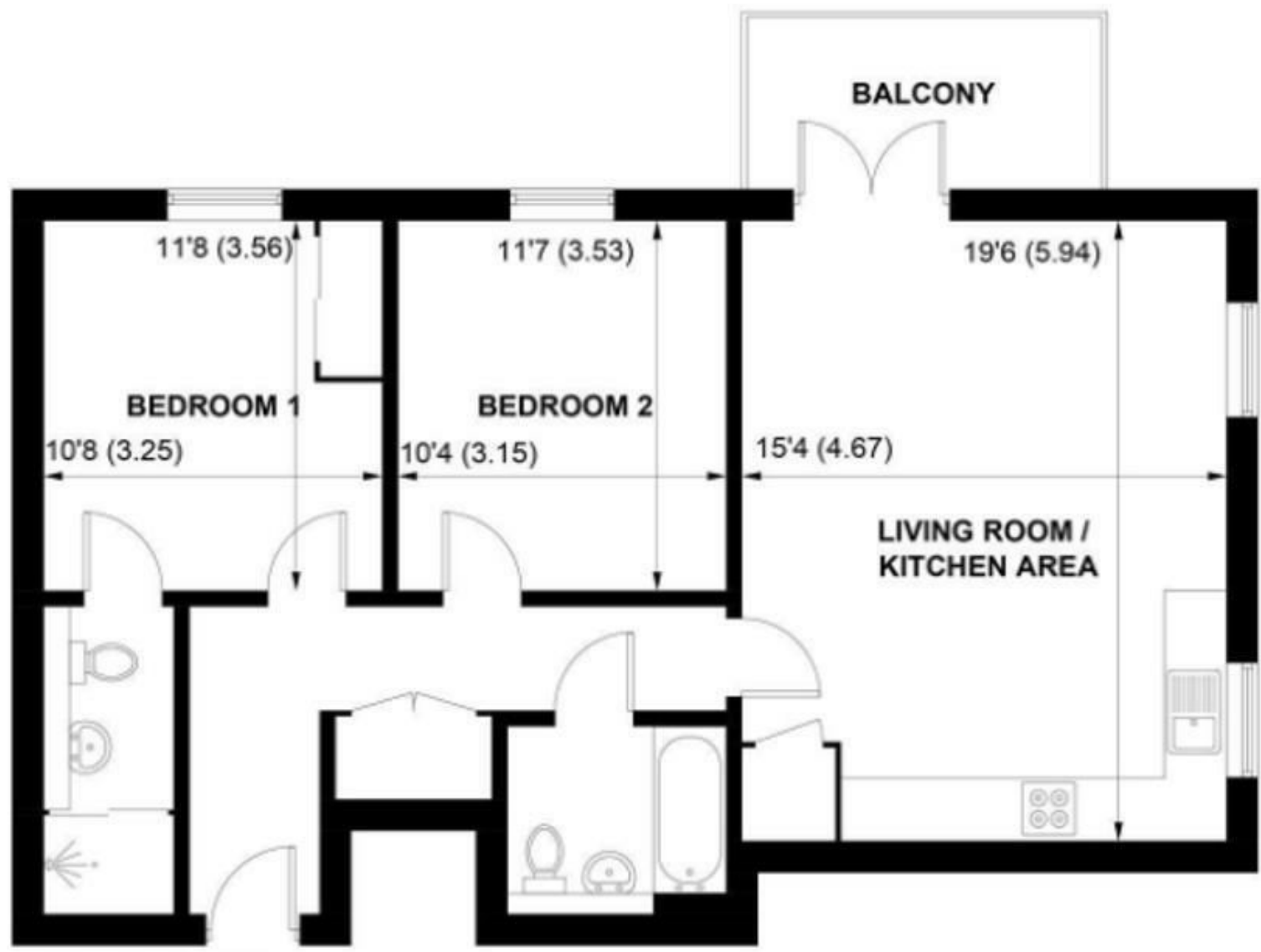
Broadband : Up To 1800mbps

Council Band : C

Mobile : Good - 02 and Vodafone; Okay - EE and Three

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.





**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 759 SQ FT / 70.5 SQ M**

**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>85</b> | <b>85</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 |           |           |

**England & Wales** EU Directive 2002/91/EC



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