



## Flat 1, Herondean The Avenue, Chichester - PO19 5JT

Guide Price £300,000 - Leasehold - Share of Freehold



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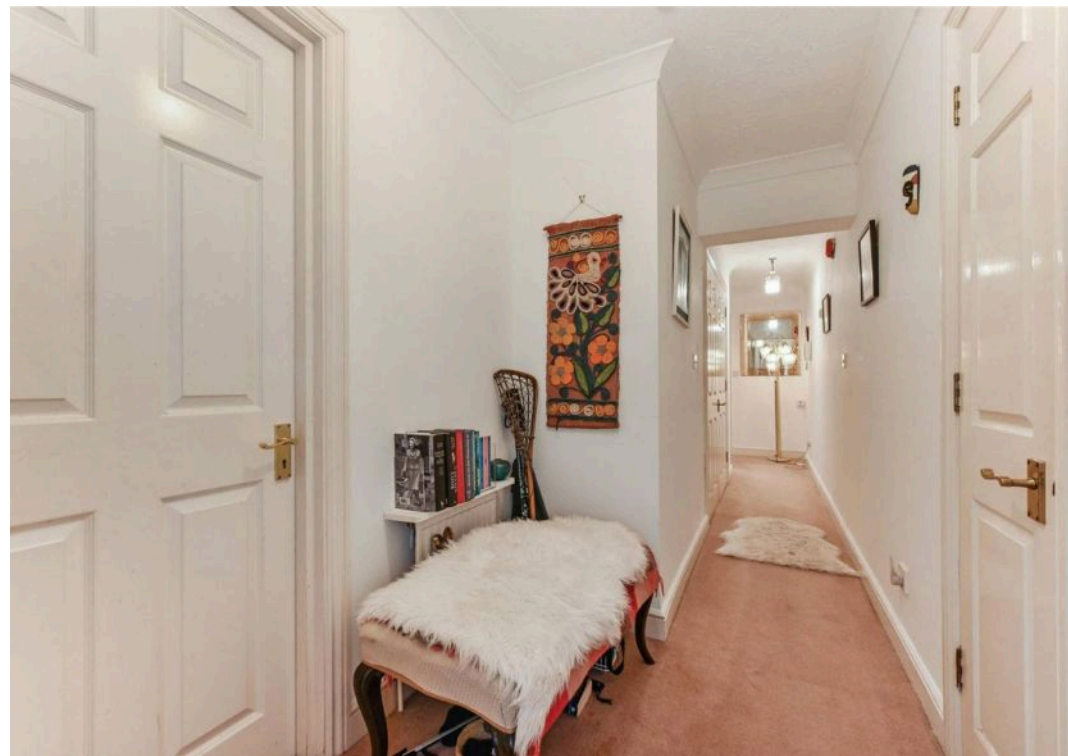
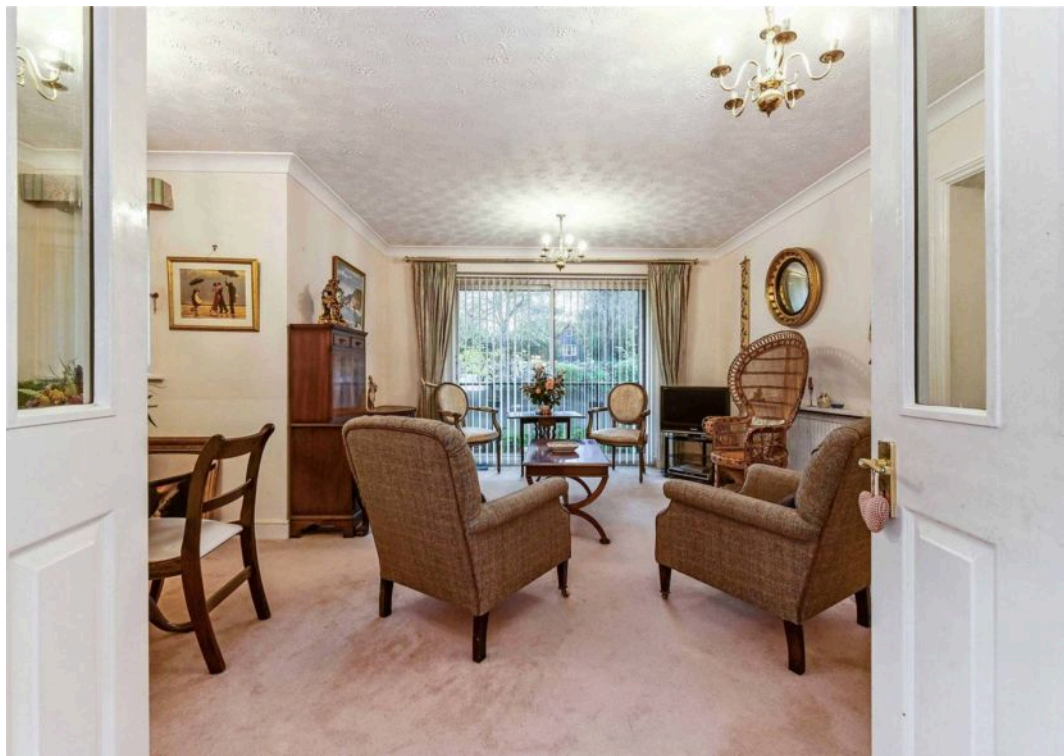
# Flat 1

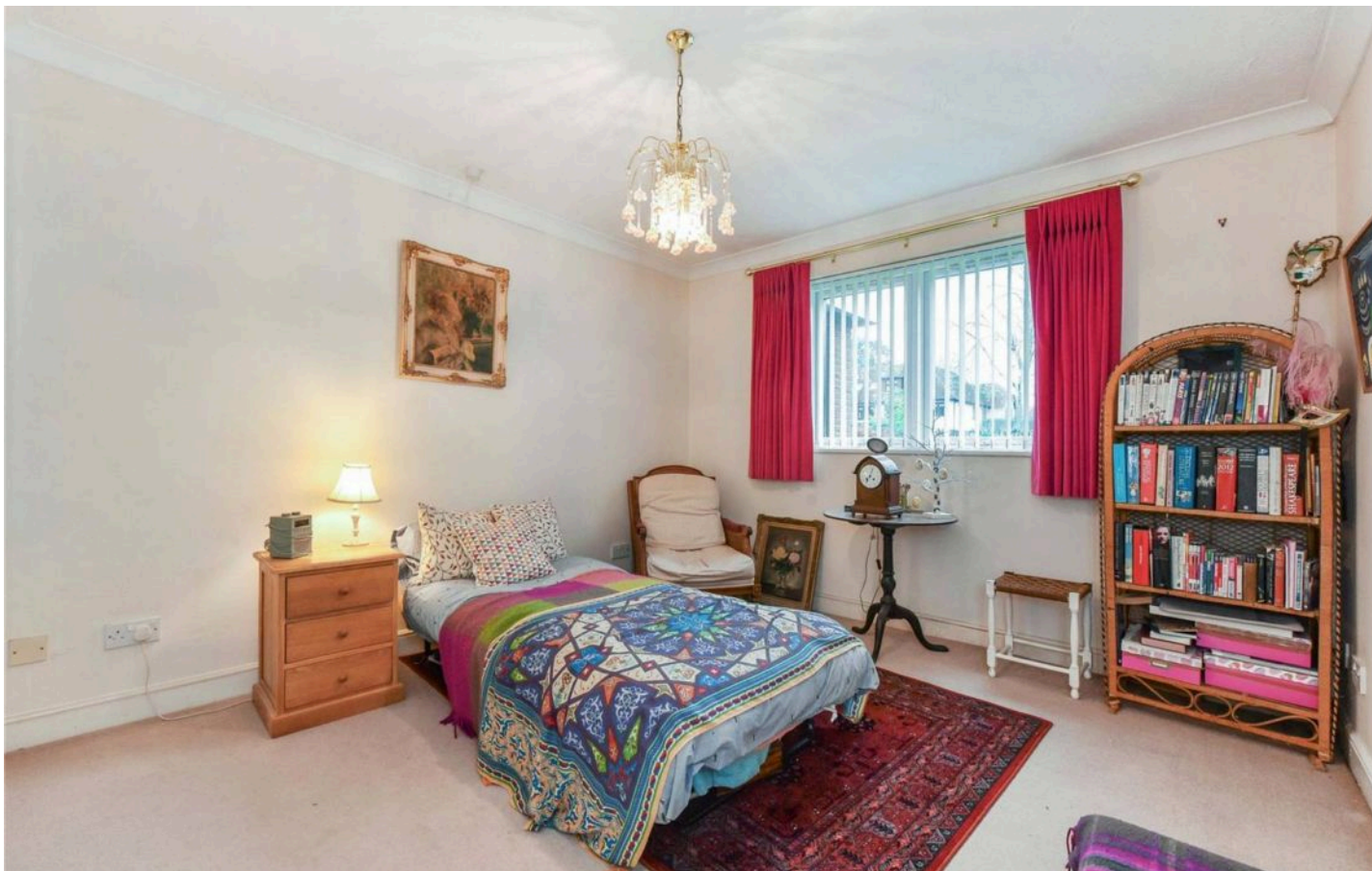
Herondean The Avenue, Chichester

Located within an exclusive development this well-proportioned ground floor apartment offers secure gated living along with private carport and beautifully maintained communal gardens

- Exclusive ground floor apartment within a sought-after gated development north of Chichester
- Well-proportioned accommodation extending to approximately 827 sq. ft
- Spacious sitting/dining room with sliding doors opening onto a covered balcony
- Modern fitted kitchen with integrated appliances including oven and fridge/freezer
- Generous main bedroom with fitted wardrobes and ensuite bathroom
- Second double bedroom plus a well-appointed family bathroom
- Secure living with video entry system and electric gates
- Designated covered carport, visitor parking and communal storeroom
- Beautifully maintained landscaped communal gardens
- Prime location on a prestigious tree-lined road with easy access to Chichester, the South Downs and Centurion Way



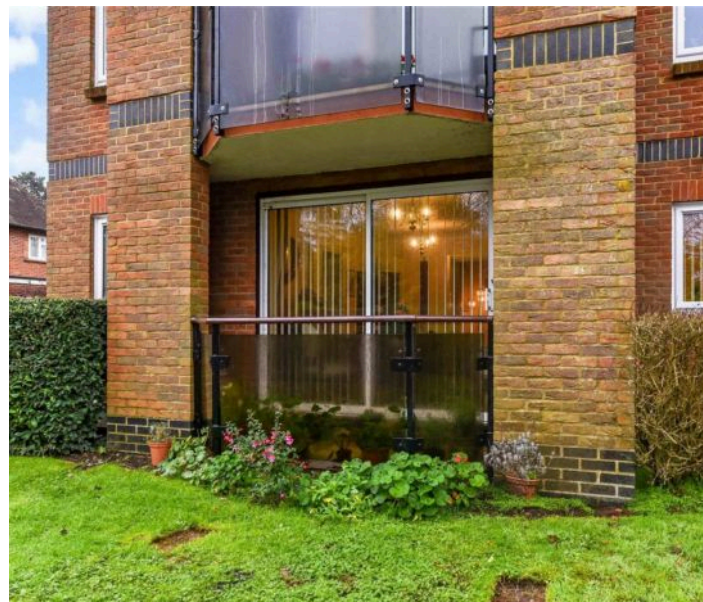




#### DESCRIPTION:

The accommodation extends to approximately 827 sq. ft. and includes a sitting/dining room with a sliding door opening directly onto a covered balcony with space for a small table and chairs, overlooking the front of the development. The fitted kitchen provides a range of cupboards and work surfaces, inset sink with mixer tap, gas hob, integrated oven and fridge/freezer.

The principal bedroom is particularly spacious, measuring approx. 20'0 x 10'11, with a range of mirror fronted fitted wardrobes and has an ensuite bathroom with built in cupboards, wash hand basin and low-level WC. A good sized second bedroom, bathroom with fitted storage and a welcoming entrance hall with useful storage cupboards complete the interior.



Outside, residents enjoy use of the attractively landscaped mature communal grounds, which provide an appealing outlook throughout the year. The development is approached via an extensive driveway with visitors parking to the front and electric gates to the side lead to a secure parking area where the property benefits from a designated covered carport. Residents also have use of a communal storeroom.

Herondean is located on The Avenue, one of Chichester's most highly desirable tree-lined roads, being approximately 1 ½ miles north of the city centre with easy access to the beautiful South Downs National Park. There is a local sub-post office and store on The Broadway, a medical centre on Lavant Road, and a regular bus service runs from the main road into the city centre. Brandy Hole Copse, an enchanting 15-acre woodland nature reserve, and Centurion Way, a 9 km cycleway (connecting Chichester to West Dean), are both within short walking distance of the property. The cathedral city of Chichester offers excellent high-street shopping, restaurants, cafes and bars. It also has a railway station with regular services to London (Victoria) and along the coast to Portsmouth and Brighton.

#### INFORMATION:

Services: All mains

Tenure: Leasehold – 999-year lease from 1989

Ground Rent: Nil (share of freehold)

Service Charge: 2025/2026 - £3,320.55

Local Authority: Chichester District Council

Council Tax Band: Band E

Energy Rating: Band C

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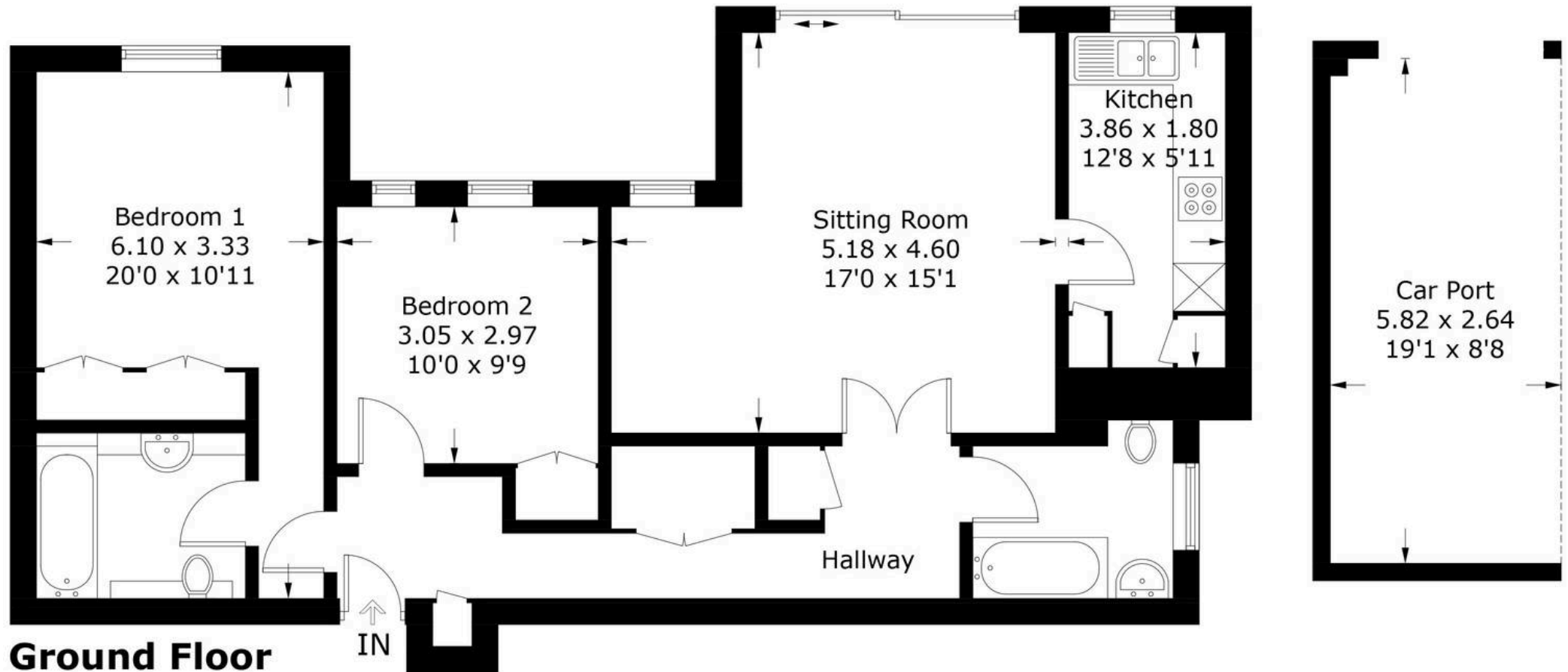




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## The Avenue, PO19

Approximate Gross Internal Area = 76.8 sq m / 827 sq ft  
(Excluding Car Port)





## Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

[contact@strideandson.co.uk](mailto:contact@strideandson.co.uk)

[www.strideandson.co.uk](http://www.strideandson.co.uk)



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