



25 John Rennie Road, Chichester, PO19 8FD

Guide Price £300,000

 **Henry Adams**
estate agents

25 John Rennie Road, Chichester

Canal side living with underground parking and just five minutes from the station.

- Bright two-bedroom ground floor apartment
- Attractive position overlooking the Chichester Canal Basin
- Popular purpose-built development
- Spacious open-plan sitting, dining and kitchen area
- Double doors open onto a small seating area with canal basin views
- Modern fitted kitchen
- Principal double bedroom with en-suite shower room
- Flexible second bedroom
- Separate family bathroom
- Secure underground allocated parking

A bright two-bedroom ground floor apartment, forming part of a popular purpose-built development and enjoying an attractive position overlooking the Chichester Canal Basin.

The property offers well-proportioned modern accommodation, together with a small private seating area and secure underground parking.

It is conveniently located just a five-minute walk from the mainline train station and bus station.





The apartment is approached via a communal entrance and opens into a welcoming hallway with doors leading to all principal rooms. The impressive open-plan living space incorporates sitting, dining and kitchen areas, creating a bright and versatile room ideal for both everyday living and entertaining. Double doors open directly onto a small private area, providing an excellent connection between the living space and outside.

The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces and integrated appliances, providing a stylish and practical space for cooking and dining.

The principal bedroom is a comfortable double room with the added benefit of a private en-suite shower room. The second bedroom provides excellent flexibility and could equally be used as a guest bedroom, study or home office, with a separate modern bathroom serving the apartment.

Outside, the small patio area enjoys an attractive outlook over the canal basin and provides a pleasant space for outdoor seating and relaxation. There is also access via a wrought iron gate to the public footpath around the canal. The property also benefits from a secure underground allocated parking space, adding further convenience to this well-positioned apartment.

Tenure: Leasehold - 125 years granted 01/03/2001

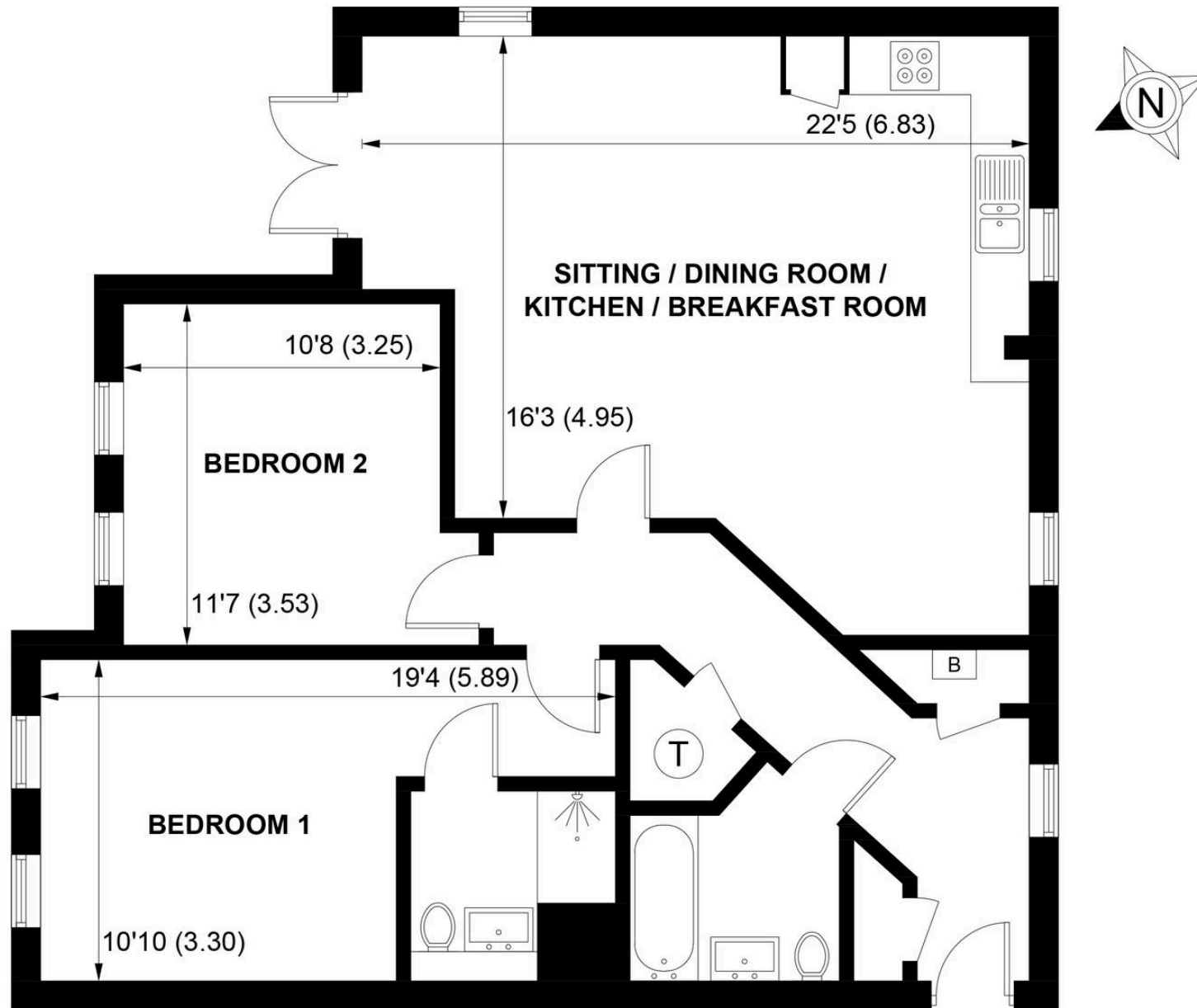
Service Charge: £3,513.00 pa

Ground Rent: £321 pa

Chichester District Council - 26/27 Tax Band C £2,215.25 EPC-B







GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 932 SQ FT / 86.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

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Location - John Rennie Road is ideally placed within a short walk of the city centre and train station. The canal has a footpath taking one down to the Chichester Marina. There are also extensive leisure facilities on the doorstep including a cinema and a gym with a pool. The cathedral city of 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 including the Qatar Goodwood Festival. There are superb 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 - Proceed south along Market Avenue, on entering the one way system keep in the middle lane. At the traffic lights bear left into Stockbridge Road (A286) and pass over the railway crossing. After the next set of traffic lights, turn left into John Rennie Road. The apartment is in the third block on the left. what3words - buck.rushed.acid

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.

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