



30 William Cawley Mews, Broyle Road, Chichester, PO19 6AD

Guide Price £350,000

 **Henry Adams**
estate agents



30 William Cawley Mews, Chichester

An impressive apartment in a private gated development.

- A prime Chichester location
- Lift access
- Spacious dual-aspect kitchen/sitting room
- Stylish refitted kitchen
- South-facing balcony
- Two double bedrooms,
- Contemporary refitted shower room plus useful storage cupboards
- Allocated parking space, visitors' parking & secure gated entrance

Situated in a prime location, William Cawley Mews is an exclusive gated development, conveniently positioned just a few minutes' walk from North Street and adjacent to Chichester's renowned Festival Theatre and Oaklands Park.

This impressive top-floor apartment has been stylishly updated and is accessed via a lift serving all floors. The well-proportioned accommodation includes a particularly attractive dual-aspect kitchen/sitting room, featuring a contemporary kitchen with pastel grey-fronted units, quartz worktops and a range of integrated appliances including oven, hob, fridge/freezer and dishwasher. From the sitting area, doors open onto a south-facing balcony, which also benefits from useful storage. A utility cupboard in the hall has plumbing for a washing machine.

The principal bedroom features fitted wardrobes and a refitted en-suite shower room. There is a further double bedroom, together with a contemporary shower room and useful storage cupboard.







Approximate Area = 677 sq ft / 62.8 sq m (excludes store)

Limited Use Area(s) = 146 sq ft / 13.5 sq m

Total = 823 sq ft / 76.3 sq m

For identification only - Not to scale



The development is approached via electrically operated double gates and provides an allocated parking space, visitors' parking, cycle store and bin storage. NO ONWARD CHAIN

Leasehold – 125 year lease from 01/01/2003.

Service Charges - We have been advised the Estate Charge is £480 per annum and the Service Charge is £1,900 per annum.

Ground Rent - The current ground rent £200 pa. Every 25 years the ground rent is scheduled to rise by £100pa. Thus on 1/1/28 the ground rent will become £300pa for the next 25 years.

Chichester District Council - 26/27 Tax Band E £3,045.97 EPC- C

Location - 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 north out of Chichester on Broyle Road (A286 signposted to Midhurst). William Cawley Mews is immediately on the right. As you enter the development, pass the terrace houses on your right and you will find the apartment block in front of you.
what3words.com/echo.mice.last

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.

To arrange a viewing call 01243 533377 view details online at

henrvadams.co.uk

