



Southgate
Chichester, PO19 8GU

Guide Price £245,000

GAO
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MAIN FEATURES:

- **Beautifully Presented First Floor Apartment Benefitting from No Onward Chain!**
- **Open Plan Modern Fitted Kitchen/Diner/Lounge**
- **Master Bedroom with En-suite Shower Room**
- **Further Double Bedroom & Good Size Family Bathroom/WC**
- **Lift Access & Long Lease**

Beautifully presented and offered to the market with no onward chain, this superb first floor apartment provides stylish, low-maintenance living in a highly convenient central location. The property features a bright and spacious open plan modern fitted kitchen/diner/lounge, thoughtfully designed to create an ideal space for both everyday living and entertaining. The contemporary kitchen offers ample storage and workspace, seamlessly flowing into the comfortable living area. There are two generous double bedrooms, including a well-proportioned principal bedroom with en-suite shower room. A further double bedroom is served by a good size family bathroom/WC, finished to a modern standard. Additional benefits include lift access, providing ease and convenience, and a long lease for added peace of mind.

Situated in the heart of Chichester, Southgate offers immediate access to the railway station, city centre shopping, restaurants and cafés. The historic Cathedral city is renowned for its cultural attractions, including the Festival Theatre, while Goodwood and the South Downs National Park are close by. The beautiful West Wittering beaches and picturesque harbour villages are also within easy reach. An excellent opportunity for first-time buyers, downsizers or investors alike.



FIRST FLOOR

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | 56 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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