



Bell & Blake
SALES & LETTINGS

24 Tannery Close, Chichester, West Sussex, PO19 3EY

Asking Price £450,000

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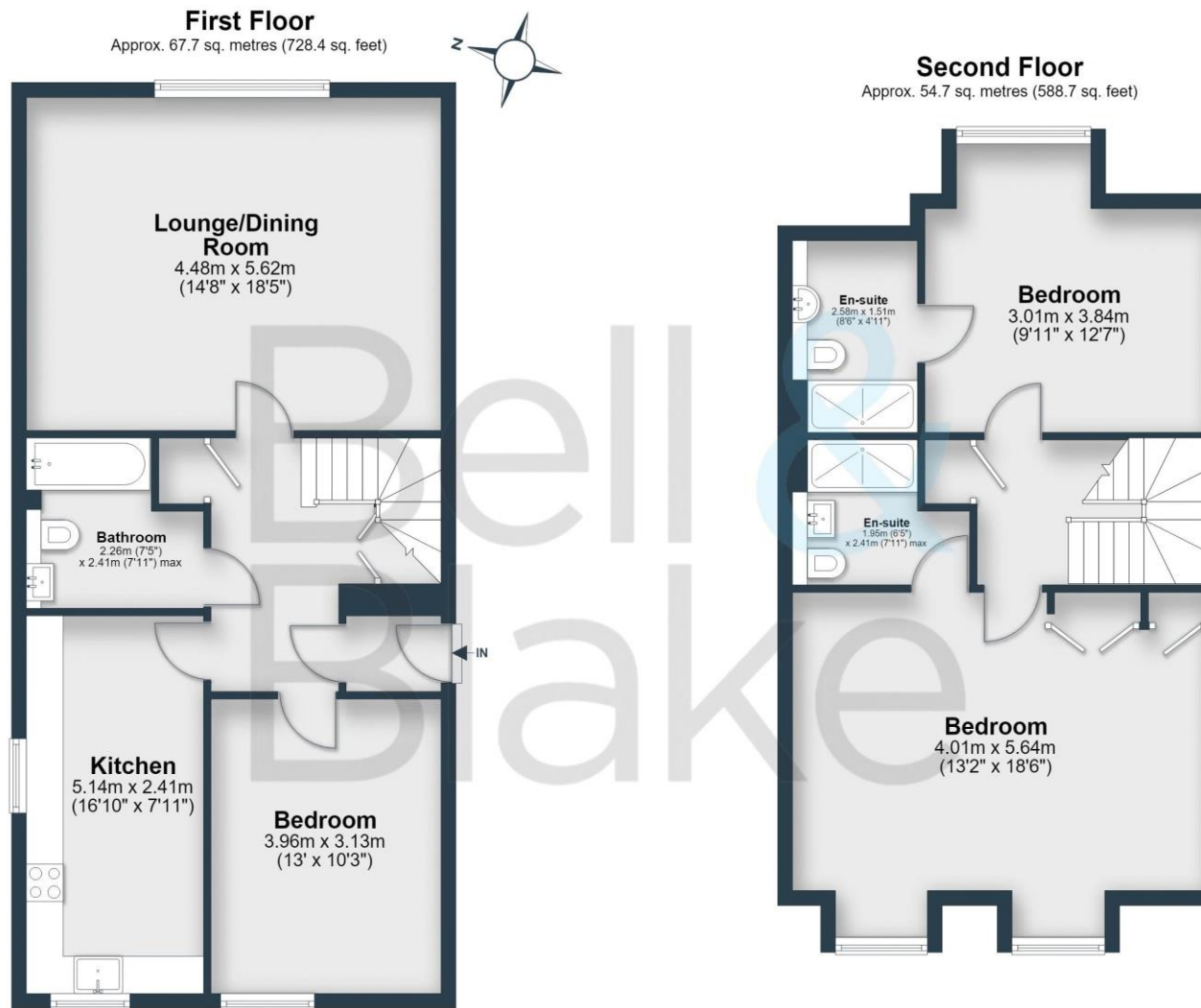


- Three-bedroom maisonette
- Modernised to a high standard throughout by the current owners
- Walking distance to Chichester city centre
- New kitchen
- Three new bathrooms
- Allocated Parking
- EPC - C

A beautifully presented three-bedroom maisonette, modernised throughout by the current owners and ideally positioned within walking distance of Chichester city centre. The property offers spacious and versatile accommodation, comprising a welcoming entrance, a generous lounge/dining room providing an excellent space for both relaxing and entertaining, and a modern kitchen. The property offers three well-proportioned bedrooms, with one located on the lower floor alongside a family bathroom. Two further bedrooms can be found on the upper floor, both benefiting from their own en-suite shower rooms. Externally, the property benefits from allocated parking, while its sought-after location means Chichester city centre is just a short walk away, providing easy access to a fantastic selection of shops, restaurants, cafés and local amenities. Having been modernised throughout by the current owners, this impressive maisonette is ready to move straight into and would make an excellent home for anyone looking for modern living in a convenient city location. The property includes a dedicated bike store and ample visitor parking spaces within well maintained grounds.

Council Tax Band: E





Total area: approx. 122.4 sq. metres (1317.1 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		