



**£157,500**  
**34A The Hornet**  
Chichester, PO19 7JG

## PROPERTY SUMMARY

Situated in the heart of Chichester City Centre, this contemporary first-floor studio apartment is ideal for first time buyers and investors alike. The accommodation consists of a bedroom/living area with bay window, large modern fitted kitchen, and a sizeable bathroom. Located within the historic Cathedral City with immediate access to premier shopping, leisure, and cultural highlights, there are also excellent transport links including a mainline rail service to London Victoria and the A27 linking to Brighton and Portsmouth. To the north, the South Downs National Park offers scenic trails, while the nearby Goodwood Estate hosts world-famous horse racing, golf, and motorsport events. For coastal lovers, the area boasts sailing clubs, marinas, and the stunning West Wittering beach. This property perfectly combines the convenience of vibrant city living with exceptional commuter access. Offered with No Forward Chain, contact us at your soonest opportunity to arrange your viewing.





**BEDROOM/LIVING AREA** 15' x 11' 3"  
(4.57m x 3.43m)

**KITCHEN** 11' 11" x 10' 3" (3.63m x 3.12m)

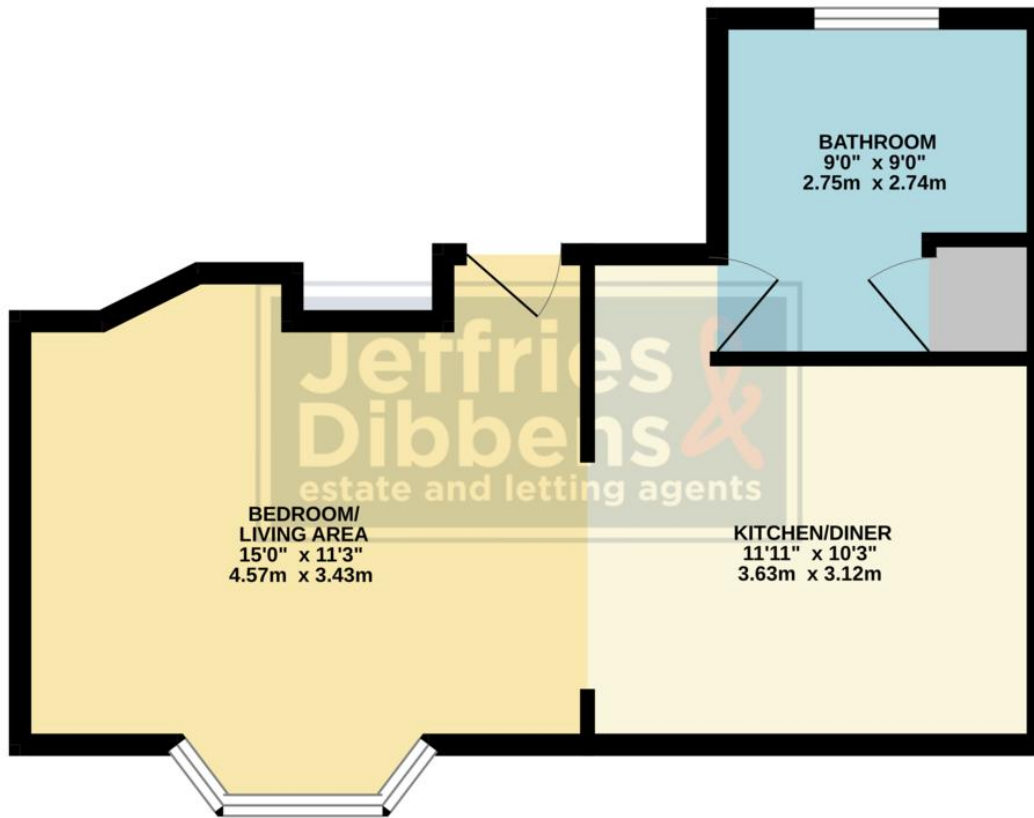
**BATHROOM** 9' x 9' (2.74m x 2.74m)

**AGENTS NOTE**

We understand the current annual Service Charge is £1000 & annual Ground Rent is £186.23



FIRST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 397 sq.ft. (36.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Chichester District Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens &**  
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