



14 Wolfe Close | West Sussex | PO19 6BY

Guide Price £275,000

Leasehold



**hancock**

Lettings & Estate Agents

Wolfe Close | West Sussex | PO19 6BY  
Guide Price £275,000

- No Onward Chain
- Open plan
- Large living room
- Principal en suite and main bathroom
- Two double bedrooms
- Second floor
- Modern kitchen
- Allocated parking space
- Juliet Balcony
- Close to Festival Theatre

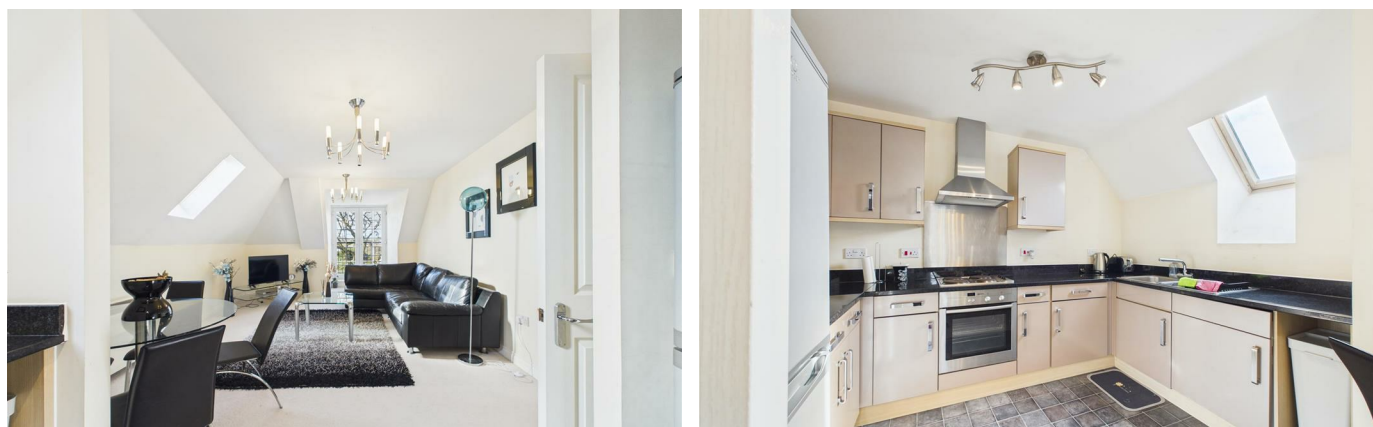
**\*\*Sold with No Onward Chain\*\***

Located in a quiet residential close is this well presented second floor two bedroom apartment offering modern, low-maintenance living.

The property features a bright open plan kitchen and reception room, with doors opening to a Juliet balcony that enhances the sense of space and light. The kitchen is neatly arranged within the living area, providing a practical layout.

There are two bedrooms, including a generous principal bedroom benefiting from an en suite shower room. A separate family bathroom serves the second bedroom and guests.

Additional benefits include electric heating and allocated



what3words ///

neck.cute.lunch



parking.

The property is conveniently located within a quiet residential area on the outskirts of Chichester. The centre is within easy reach, providing a wide range of shops, cafés, restaurants, and cultural attractions, as well as a mainline railway station with direct links to London and the South Coast. The area is well served by local amenities, green spaces, and reputable schools, while road connections via the A27 make commuting and travel straightforward.

Additional information:

Tenure : Leasehold

Lease term: 125 years, 105 years remaining

Service Charge : £2607.62 per annum

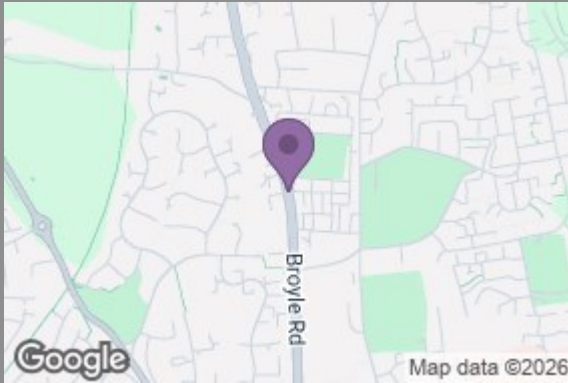
Ground Rent : £384.48

Council Band : D

Broadband : Up To 1000mbps

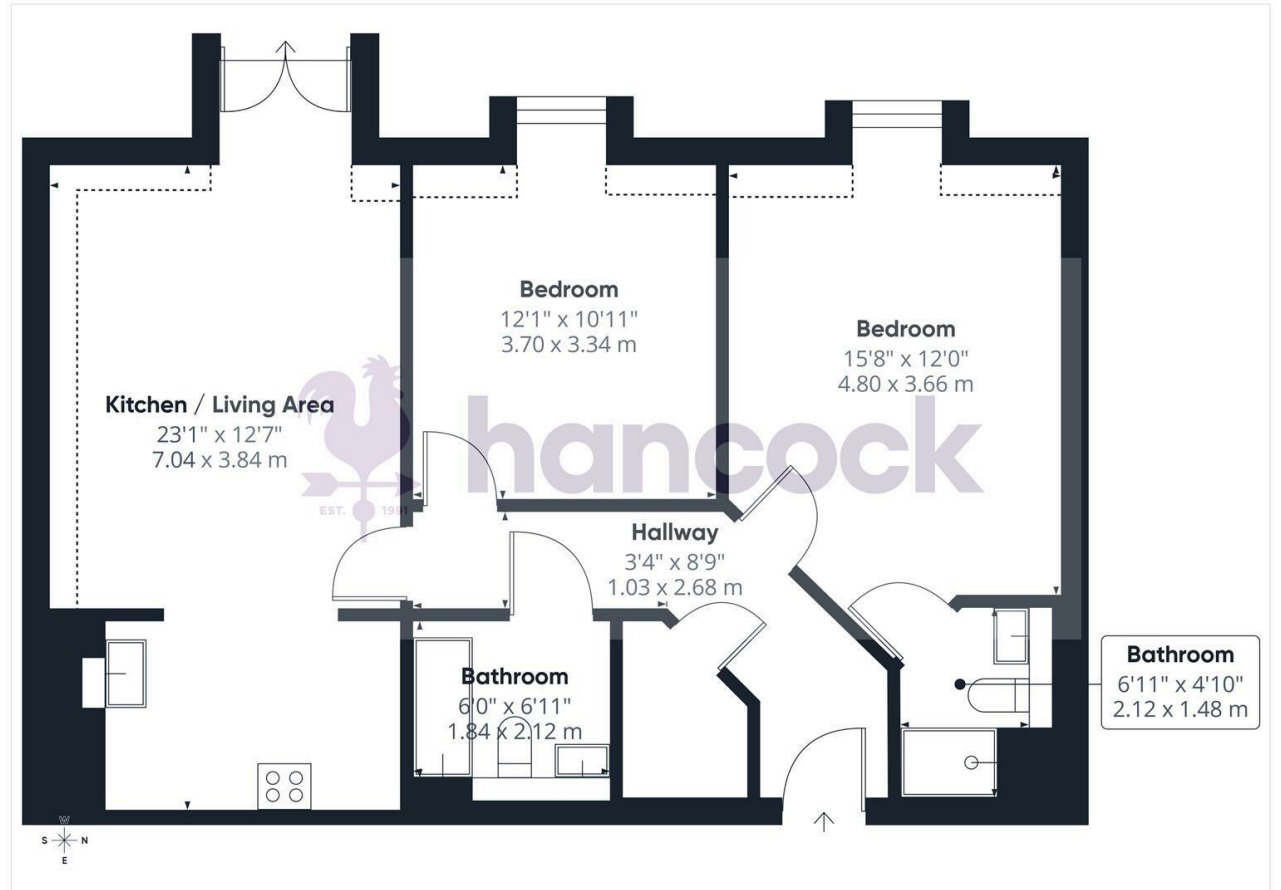
Mobile Coverage : Outstanding: 02 & Vodafone; Good - EE; Okay: Three

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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