



Flat 42, The Maltings Henty Gardens, Chichester - PO19 3DW

Guide Price £120,000



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Flat 42

The Maltings Henty Gardens, Chichester

A spacious two-bedroom retirement apartment in The Maltings, Chichester, with generous living space, two bath/shower rooms, communal facilities, landscaped grounds and residents' parking.

- First-floor retirement apartment
- Two bedrooms
- Generous sitting/dining room
- Separate fitted kitchen
- En suite shower room
- Additional bathroom
- Residents' lounge and guest accommodation
- Landscaped communal gardens
- On-site management
- Residents' parking area







Flat 42

The Maltings Henty Gardens, Chichester

A well-proportioned first-floor retirement apartment situated within this popular and well-established age-restricted development, occupying an exceptionally convenient position close to Chichester city centre.

The property offers approximately 728 sq ft of accommodation and provides a practical layout, with generous room sizes, good storage and neutral presentation throughout. The apartment offers comfortable accommodation as it stands, with scope for a new owner to personalise the space over time. It has been recently redecorated, with new carpets and updated ensuite bathroom.

The accommodation is entered via a private front door from the communal hallway, leading into an internal entrance hall with useful storage. The sitting/dining room is a particularly good size, with multiple windows allowing for natural light and ample space for both seating and dining furniture.

The kitchen is positioned off the sitting/dining room and is fitted with a range of units, an integrated oven, hob, sink and worktop space.

There are two well-proportioned bedrooms. Bedroom one benefits from fitted storage and access to an en suite shower room, while bedroom two also has built-in wardrobes and could equally suit use as a guest bedroom, dressing room or study if required. There is also a separate bathroom fitted with bath, WC and wash hand basin.



The Maltings is a popular and well-established retirement development occupying an exceptionally convenient position close to Chichester city centre. Set within attractive landscaped grounds, residents enjoy a range of communal facilities including a residents' lounge, guest accommodation, laundry facilities and on-site management, together with pedestrian access towards the city centre. Chichester is a highly regarded cathedral city, known for its historic streets, Roman walls, independent shops, restaurants, cafés and cultural attractions. The renowned Chichester Festival Theatre and Pallant House Gallery are key highlights, while the city also offers supermarkets, medical facilities, leisure amenities and a mainline railway station. The property is also well positioned for access to the A27, providing routes along the south coast towards Portsmouth, Arundel, Worthing and beyond. The surrounding area offers excellent opportunities for outdoor pursuits, with Chichester Harbour, the South Downs National Park and the coast all within easy reach.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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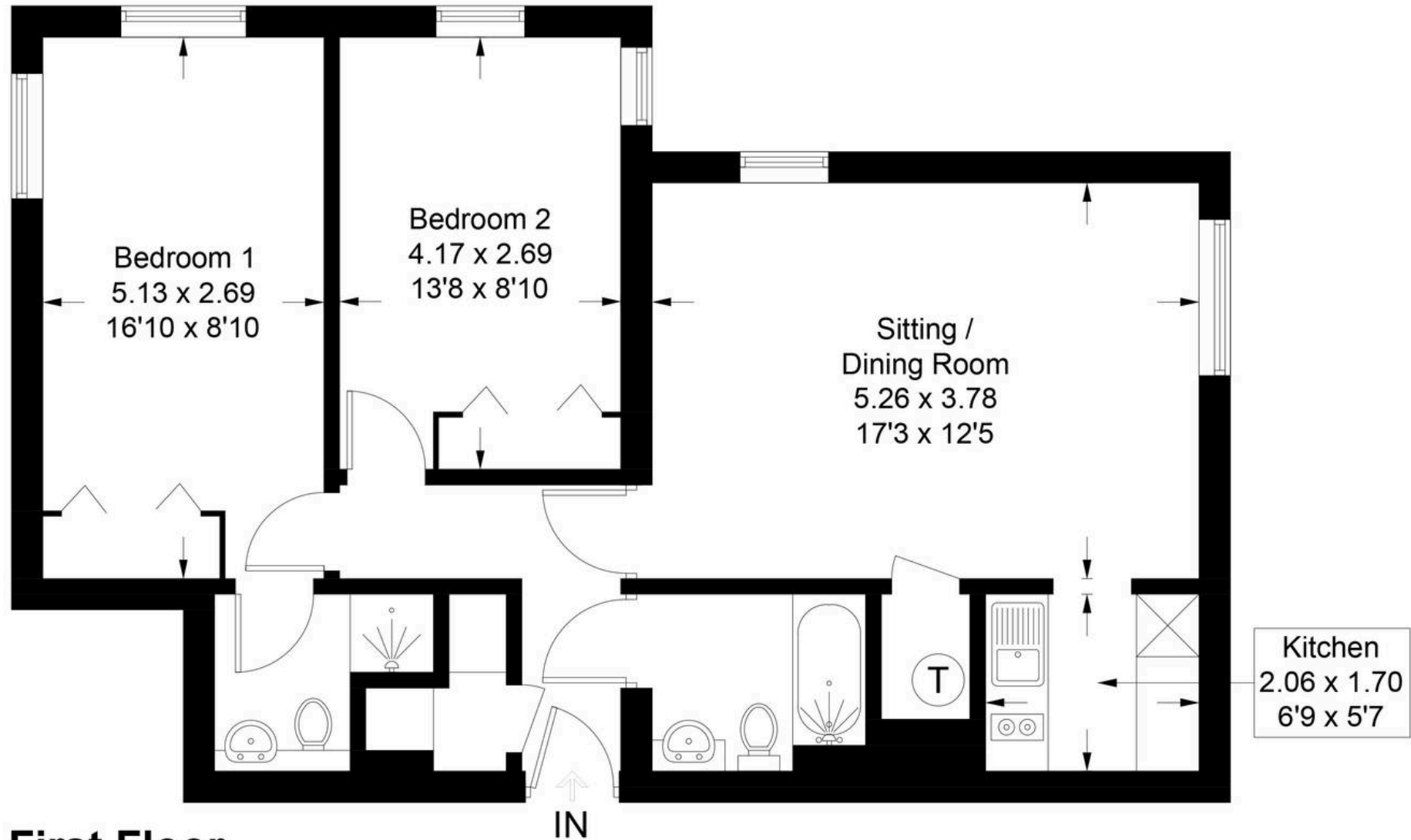
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Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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