



62 St. Agnes Place, Chichester, PO19 7TU

Guide Price **£299,000**

62 St. Agnes Place, Chichester

Purpose built apartment close to amenities.

- Ground floor
- Open plan reception room
- Two double bedrooms
- En-suite
- Bathroom/WC
- Allocated parking
- Long lease

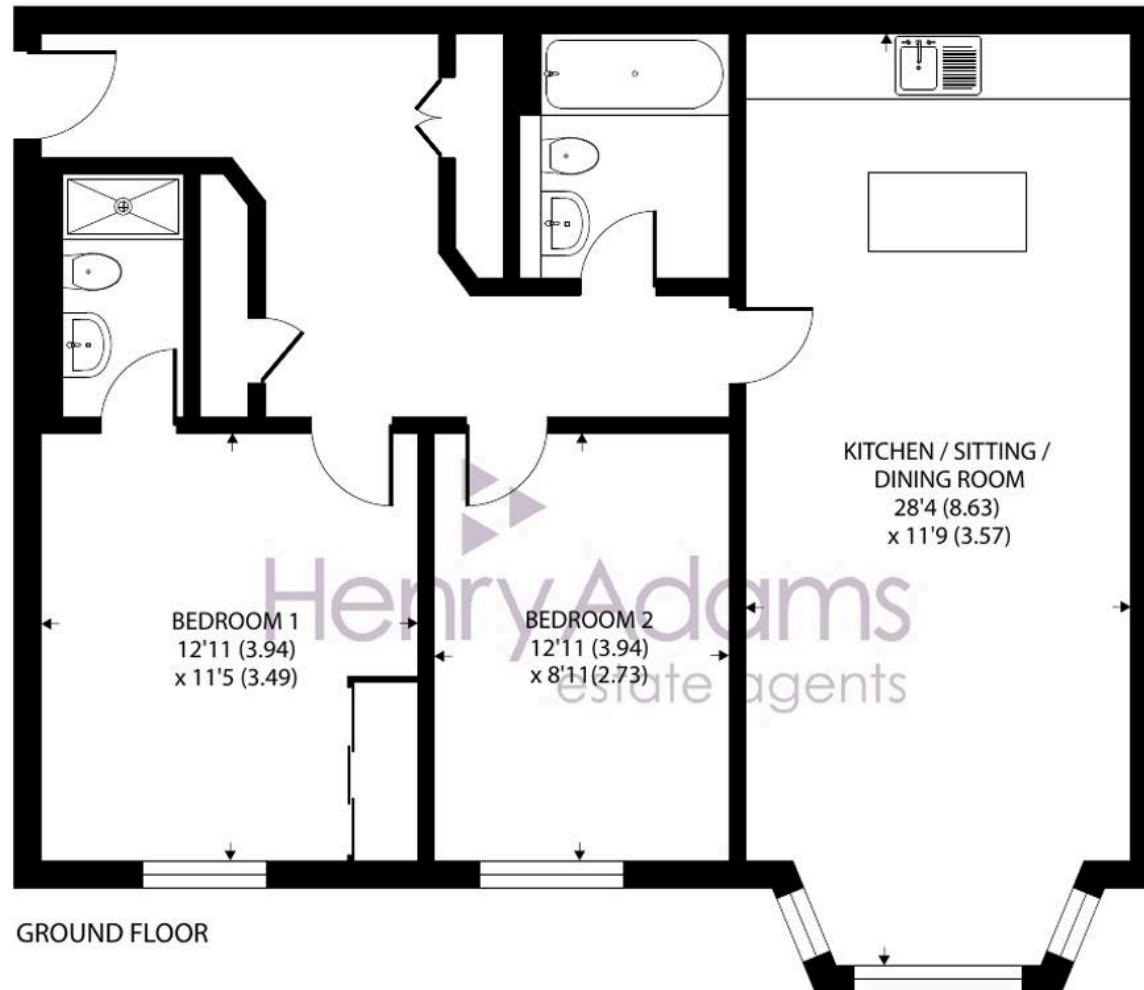
Stylish and spacious, this two-bedroom ground floor apartment combines modern living with exceptional convenience, just moments from the city centre.

The open-plan living area flows seamlessly into a fitted kitchen with integrated appliances, while two generous double bedrooms and a sleek bathroom/WC completes the interior. The principal suite has a fitted wardrobe and en-suite shower room.

Set within Berkeley Homes' prestigious St Agnes Place, residents enjoy beautifully landscaped communal gardens with manicured lawns, colourful flowerbeds, and mature trees, as well as the benefit of an allocated parking space. With a long lease and superbly maintained surroundings, this highly desirable development offers the perfect balance of comfort, style and city living.







Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



Lease: 999 year lease. 976 years remaining End Date

01/01/3002

Service Charge: £2,915.78 year ending Dec 26

Ground Rent: £250 (increasing to £500 from 2028.

Chichester District Council - 25/26 Tax Band D £2,337.06

EPC-D

Directions - Proceed east out of Chichester along The Hornet and take the first turning left into St Agnes Place. As you enter the development

Location - The property can be found within a short walk of the pedestrianized city centre. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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