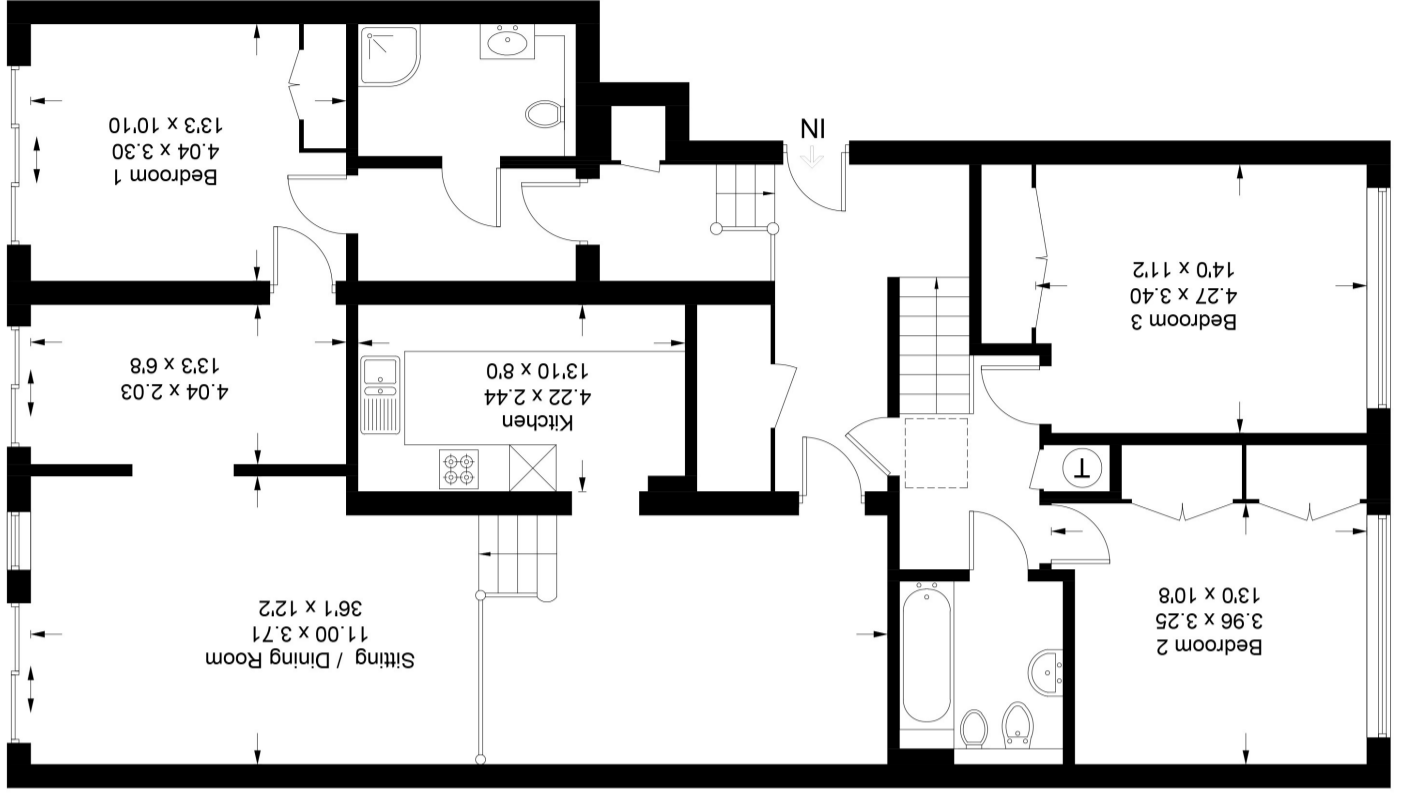
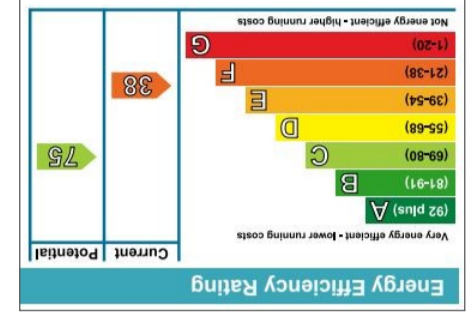


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7 Tollhouse Close, Avenue de Chartres, PO19 1SE
 Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft
 Produced for Stride & Son Estate Agent.



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Tollhouse Close, Chichester

7 Tollhouse Close, Avenue de Chartres, Chichester, PO19 1SE.

Situated approximately ¼ of a mile South of the City centre an exceptional purpose built **ground floor apartment**. The property, which dates from 1980's comprises **3 bedrooomed split level accommodation** with the master bedroom having dressing room and shower room ensuite, spacious reception rooms, study and well appointed kitchen. The property has a large **south facing private patio** garden overlooking extensive communal grounds and trees. To the rear is an integral garage and **parking for two cars**. The property is within easy walking distance of the main shopping precinct, Bishops Palace Gardens and Cathedral.

Chichester offers a variety of recreational and social activities including a cinema complex, sports centre, Pallant House Gallery and Chichester Festival Theatre can be found within ¾ of a mile of the apartment. Other recreational activities in the area include the Goodwood Festival of Speed and Revival meeting at its historic motor circuit. Goodwood also hosts a full horse racing calendar and has its own private country club and golf course. The area is also popular with sailors with sailing facilities at Chichester Harbour, Itchenor, Bosham and Birdham whilst the blue flag beaches at West Wittering can be found some 8 miles to the south along with the National Trust Reserve at East Head.

The accommodation is arranged as follows:

Front door to:

ENTRANCE HALL: Electric radiator. Entry phone. Telephone point. Large under stairs store cupboard. Large coat cupboard with shelves. Broom cupboard housing electric meters and water softener. Fitted dresser unit with cupboards below and shelves over. Door to:

DINING ROOM: 18'9 x 10'6. Under stairs store cupboard. Electric radiator. Steps up to:

LIVING ROOM: 17'2 x 12'. Electric radiator. Double glazed patio doors to south facing terrace. Television point. Archway to:

STUDY: 13'3 x 6'8. Double glazed patio doors to terrace. TV aerial and telephone points.

KITCHEN: 13'10 x 8'. Range of fitted base and wall cupboards. Inset 1 ½ bowl stainless steel sink. Bosch dishwasher. Plumbing for washing machine. Integrated fridge/freezer. Pull out larder cupboard. Neff electric double oven, with matching ceramic hob and cooker hood over. Extractor fan.

BEDROOM 1: 13'3'x 10'10. Built in double wardrobe. Night storage heater. TV aerial and telephone points. Double glazed door to terrace. Door to:

DRESSING ROOM: 9'2 x 4'10. Electric radiator. Door to hall and to:

SHOWER ROOM: Fully tiled shower cubicle with Mira control and glazed screen. Vanity unit with light, shaver point and mirror over. Low level WC. Heated chromium plated towel rail. Extractor fan. Underfloor heating. Electric radiator. Towel rail.

From the hall stairs lead to:

HALF LANDING: Airing cupboard with lagged copper cylinder (immersion).

BEDROOM 2: 13' x 10'8. Two fitted double wardrobes. Electric radiator.

BEDROOM 3: 14' x 11'2. Built in double wardrobe. Electric radiator. TV aerial point.

FAMILY BATHROOM: Panelled bath with separate Mira shower unit over and tiled surround. Low level WC. Bidet. Pedestal wash hand basin with light, shaver point and mirror over. Chromium plated towel rail. Heated ladder rack towel rail. Extractor fan. Under floor heating.

SERVICES: All main except gas.

EXTERIOR: The property is approached via a tarmacadam drive with extensive communal grounds to the front laid to lawn with mature trees and shrubs. To the rear is a guest parking area and a brick paved driveway with **additional parking for 2 cars** leading to a lower ground **single garage** with metal up and over door. To the south of the property is a south facing paved terrace with wrought iron balustrade and gate giving access to the communal grounds.

TENURE: The property is held on the remnant of a 999-year lease from 2008.

SERVICE CHARGE: £3,000 per annum.

PRICE GUIDE £725,000 LEASEHOLD

DIRECTIONS: From the Southgate circulatory system proceed west along Avenue de Chartres (A286). After the turning into the College take the next left turning on the left into Tollhouse Close and the apartment will be found on the right.

Please Note: Neither the heating system nor the services have been checked by the Agents.

