



2 Swanfield Drive, Chichester, PO19 6ST

Guide Price £250,000

2 Swanfield Drive, Chichester

A bright ground floor apartment complemented by a south-facing private garden.

- A well presented ground floor apartment
- Private south facing rear garden
- Spacious kitchen
- South facing conservatory
- Sitting room
- Bathroom and separate WC
- Approximately 20 minutes walk* to Chichester city centre
- 4 minutes walk* from St Richards Hospital
- Lease extension in progress

A bright well-presented two-bedroom purpose-built ground floor garden apartment, conveniently situated approximately 20 minutes* level walk from Chichester city centre and just a 4-minute* walk from St Richard's Hospital.

The property benefits from a communal security entry phone system opening to a communal hallway. A private front door opens to an entrance hall leading to a well-proportioned sitting room. The spacious modern kitchen is fitted with stylish white and purple-fronted cupboard units, complemented by an integrated fan-assisted oven and microwave, ceramic hob and cooker hood.

French doors from the kitchen open into a south-facing conservatory, which enjoys views over and access to the enclosed private rear garden. The garden has been attractively arranged with two patio areas, a decked seating area, raised sleeper bed and an artificial lawn, creating a low-maintenance outdoor space.





There are two well-proportioned bedrooms, together with a bathroom and separate WC.

New replacement uPVC double windows were installed in the sitting room, both bedrooms and the bathroom in 2024.

To the rear there is parking with residents being allocated two annual parking permits by Sippi Car Park Management, together with one visitor parking permit available on demand via the Sippi app.

The vendor is currently in the process of extending the existing lease by a further 99 years. The current lease was originally granted for 125 years from 10th November 1986. The vendor has advised the new lease will be 215 years from 10th November 1986.

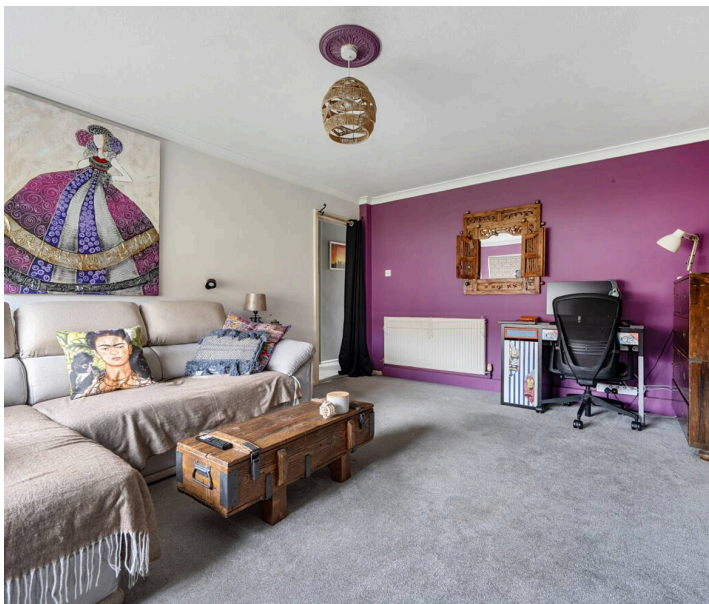
The ground rent is £10 per annum, while the service charge is £1,400 (variable amount).

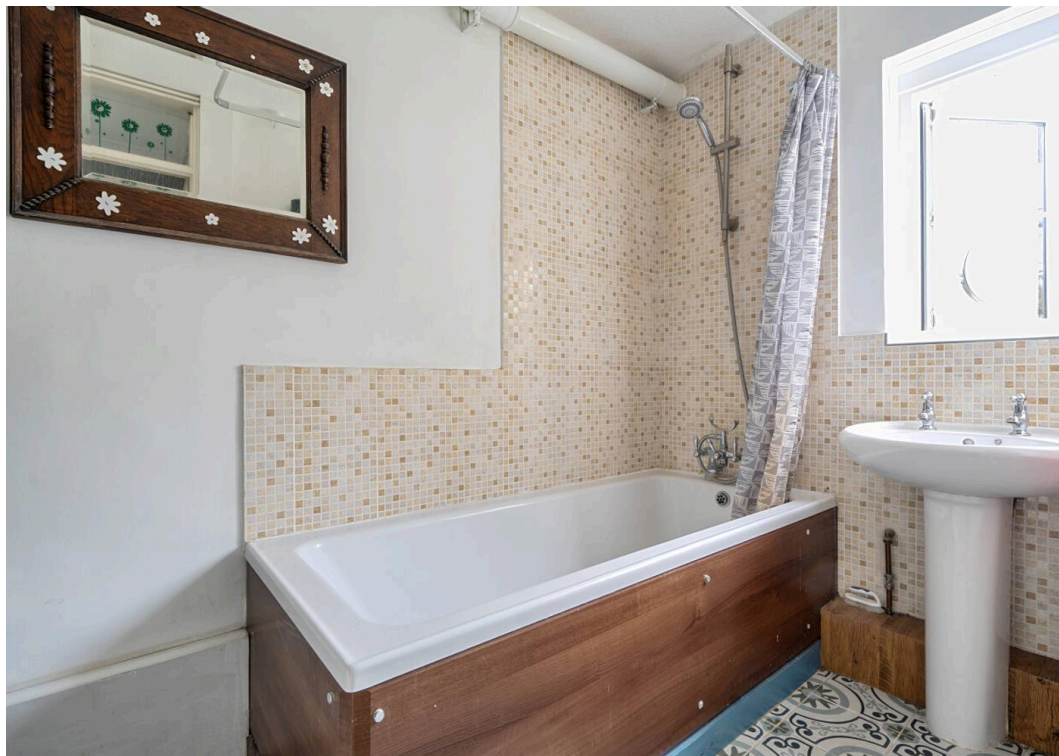
We understand that pets are permitted, subject to the relevant regulations.

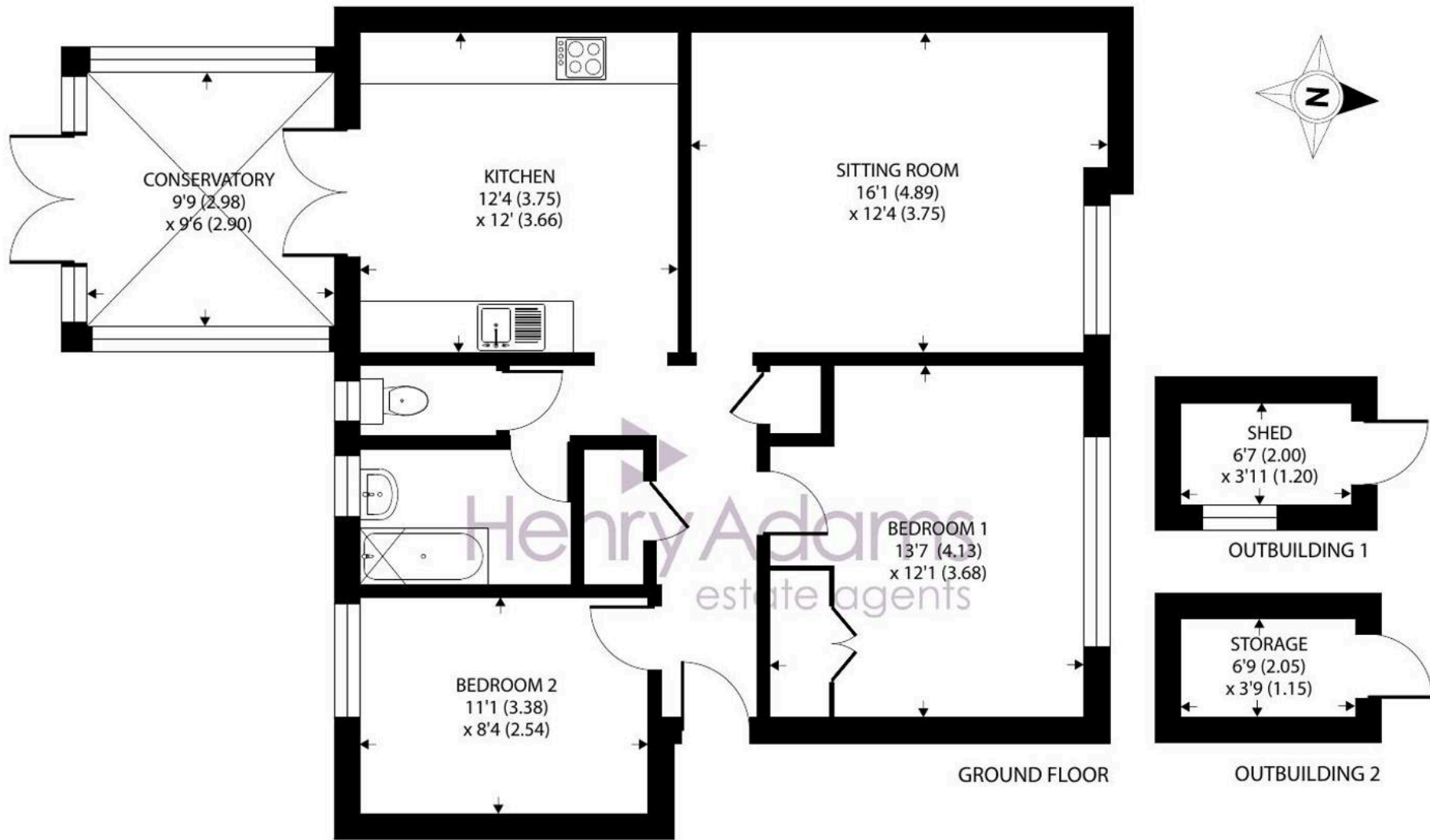
*Source Google Maps

Chichester District Council - 26/27 Tax Band B £1,938.33 EPC-C

An excellent opportunity for a first-time buyer, downsizer, investor or those seeking convenient access to St Richard's Hospital and the city centre, with the particular benefit of a private south-facing garden.







Approximate Area = 882 sq ft / 81.9 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Location - The property is in close proximity to the hospital and a co-op convenience store, with the city centre within a short walk. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station 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 excellent sailing facilities around Chichester Harbour and a fine selection of beaches including West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From the top of North Street proceed in an easterly direction along Oaklands Way. At the roundabout, take the first exit into Spitalfield Lane. At the mini roundabout turn left into Douglas Martin Road and right at the next mini roundabout into Swanfield Drive. The apartment block is on the right. What3words - verbs.hammer.crowds

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

