



Flat 7 Needlemakers | Chichester | PO19 7LD

Guide Price £215,000

Share of Freehold



hancock

Lettings & Estate Agents

Needlemakers | Chichester | PO19 7LD
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- No Onward Chain
- Recently Replaced Windows
- Double Aspect Reception Room
- Bathroom
- Share of Freehold
- Recently Installed Boiler
- Two Good Sized Bedrooms
- Fitted Kitchen
- Garage

Offered with no onward chain this well proportioned, two bedroom first floor apartment, conveniently situated within the popular Needlemakers development in Chichester.

The property benefits from a communal entrance hall shared with just one other apartment, leading to a spacious private entrance hallway which provides access to all principal rooms.

The accommodation comprises two good sized bedrooms, a double aspect reception room offering plenty of natural light, a fitted kitchen and a bathroom. Further benefits include a recently installed boiler and new windows, along with the valuable addition of a garage located within a nearby block.

Offering generous accommodation and practical storage, this apartment would make an appealing purchase for first-time buyers, those looking to downsize or investors alike.



what3words
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Situated in the historic cathedral city of Chichester, Needlemakers offers convenient access to a range of local amenities, including shops, cafés, restaurants and leisure facilities. The city centre boasts a variety of independent retailers and well-known brands, alongside the renowned Chichester Cathedral and Festival Theatre. Chichester railway station provides connections to surrounding towns and cities, while the nearby South Downs National Park and beautiful West Sussex coastline offer plenty of opportunities for outdoor pursuits and days out.

Additional Information :

Tenure : Share of Freehold

Lease: 999 lease granted in 2025

Annual Service Charge: £2850.61

Council Band : C

EPC : C

Broadband : Up To 5500mbps

Mobile : Outstanding: EE, Three, Vodafone; Good: O2

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



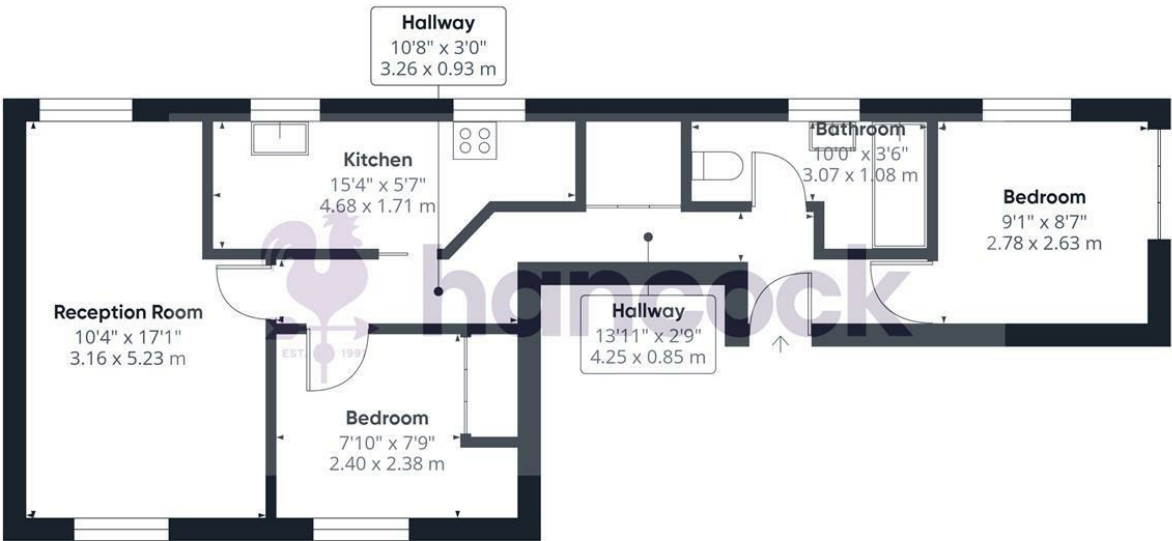
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76

England & Wales

EU Directive

2002/91/EC



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
681 ft²
63.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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