



GARDEN HOUSE

CHICHESTER, PO19 5PT

£375,000
SHARE OF FREEHOLD

A south facing and well proportioned first floor apartment with a garage and pretty communal garden located on one of Chichester's most desirable roads.



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Gas fired central heating | En-suite master bedroom | Large sitting/dining room | Storeroom | Kitchen/breakfast room | Local amenities close by | Off road parking | No onward chain



This spacious and light apartment sits on the first floor of a desirable purpose built block of ten bespoke apartments which is serviced by

both a lift and stairs. The accommodation is arranged over one floor and offers a spacious sitting/dining room which features a large south facing bay window. A good sized en-suite master bedroom with ample storage further adds to the property's appeal. Outside and rather uniquely for an apartment there is off road parking, a garage and a secure storeroom. The development is surrounded on three sides by a delightful, mature communal garden which has seating areas dotted throughout. The apartment is located within the desirable Summersdale area of Chichester, just to the north of the city's historic centre with ample local amenities on the doorstep which include a GP surgery, a gym and a convenience store and post office. The renowned Goodwood Estate lies just to the north and offers plenty for car enthusiasts and horse racing followers while also having one of the best golf courses in the south of England located within its borders.

Accommodation

There is good sized entrance hall (with store cupboard) which leads via double glass doors into a stunning and spacious sitting/dining room complete with large south facing bay window and

feature fire. The large bay window is a particular feature of note as it allows sunlight to flow throughout the room and also provides a leafy and tranquil outlook. Just off the sitting room there is a well proportioned kitchen/breakfast room with ample floor space for a dining table, this room is also complete with a pleasant south facing aspect. There is a guest double bedroom with built in storage which is serviced by a family bathroom and a 22.6ft master bedroom. The latter has generous proportions, a south facing aspect, ample built in storage and flows nicely into an en-suite shower room. On the second floor of the development there is a secure storeroom offering enough space for large boxes or small items of furniture.

Outside

Outside there is a private garage with electric up and over entrance door and ample visitor parking. The development also has the benefit of a delightful communal garden which in part faces south and has a number of mature trees and shrubs planted throughout. The garden surrounds the development with features of note being a brick and wood built gazebo seating area and an enclosed, external washing drying area for all residents.

Location

The apartment is located on one of Chichester's most desirable roads within the tree lined and leafy Summersdale area, just to the north of the city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the South of the city is Chichester Harbour (designated an area of outstanding natural beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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Garden House, The Avenue, PO19 5PT

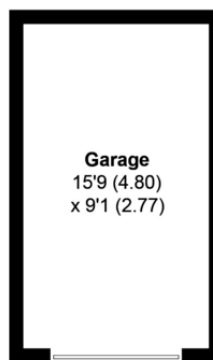
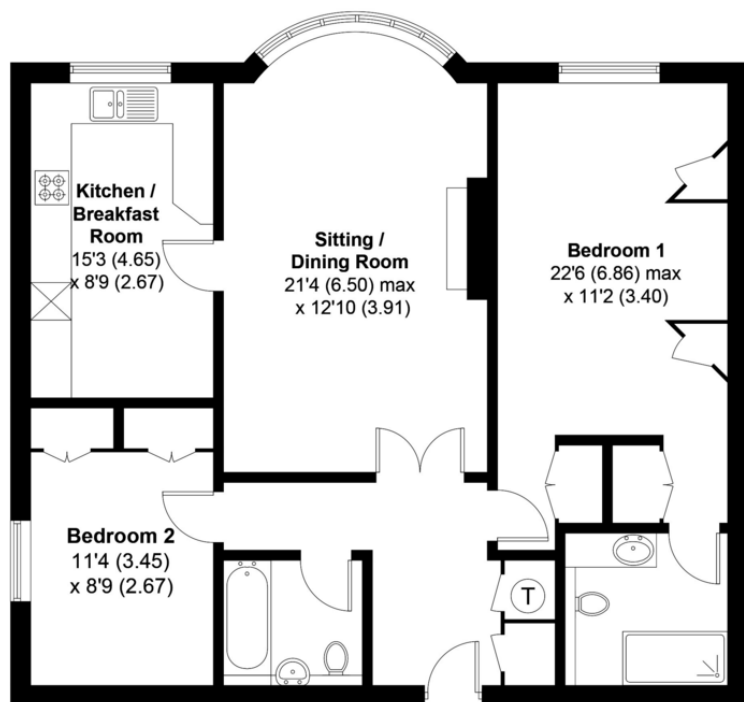
APPROXIMATE GROSS INTERNAL AREA = 1004 SQ FT / 93.3 SQ M

OUTBUILDING = 171 SQ FT / 15.9 SQ M (INCLUDING GARAGE)

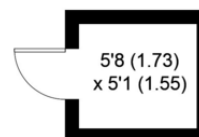
TOTAL = 1175 SQ FT / 109.2 SQ M



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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

EPC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID784990)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

