



1 Roussillon House, Broakes Road, Chichester, PO19 6EN

Guide Price £495,000 - Leasehold

1 Roussillon House, Chichester

A contemporary duplex apartment in prime location to the north of the city.

- Attractive brick and flint building
- Three well-proportioned bedrooms
- Allocated parking and separate bicycle store
- Spacious entrance hall
- Stylish kitchen/dining room
- Practical utility room/cloakroom
- Fabulous dual aspect sitting room
- One mile north of the city centre

Built in 2017, this fabulous 1,380 sq ft two-storey duplex apartment is set within a highly sought-after development less than a mile from the city centre. Featuring attractive flint and brick elevations, the property offers a bright, practical layout, ideal as a low-maintenance principal residence or a stylish weekend retreat.

The home benefits from its own private entrance, leading into a spacious entrance hall and through to the open-plan kitchen and dining area. The sleek, modern kitchen includes integrated appliances such as a fan oven, gas hob, cooker hood, dishwasher, fridge and freezer. A central island unit defines the dining space, which also offers room for a relaxed seating area by the window. A separate utility room and ground floor cloakroom add to the property's practicality.





Upstairs, the generous dual-aspect sitting room features a useful recessed area, perfect for a home office setup. The first floor also offers three well-proportioned double bedrooms and a stylish, contemporary family bathroom. Two of the bedrooms have built-in double wardrobes, whilst there is a further double wardrobe in the hall servicing bedroom three along with a linen cupboard.

Outside, the property benefits from allocated parking, a designated bin store and a secure cycle storage area at the rear.

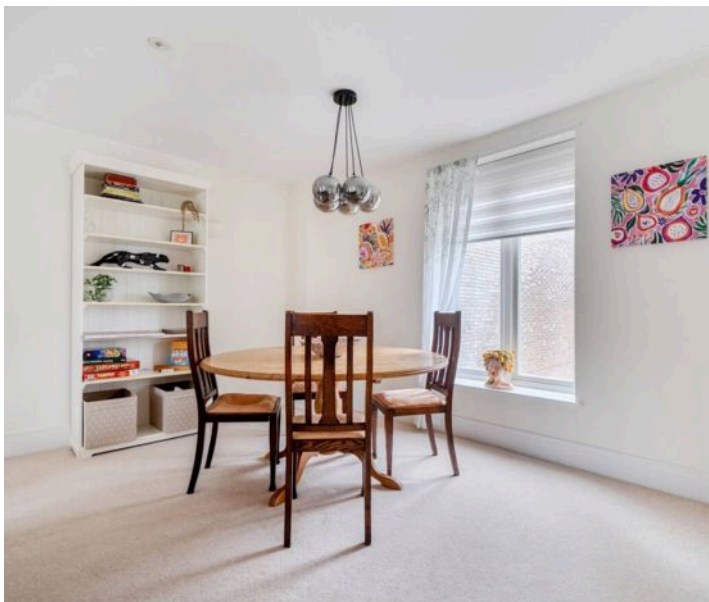
Just 100 meters away is the expansive green space of Roussillon Park, complete with a children's play area and a community hall, ideal for families and social gatherings.

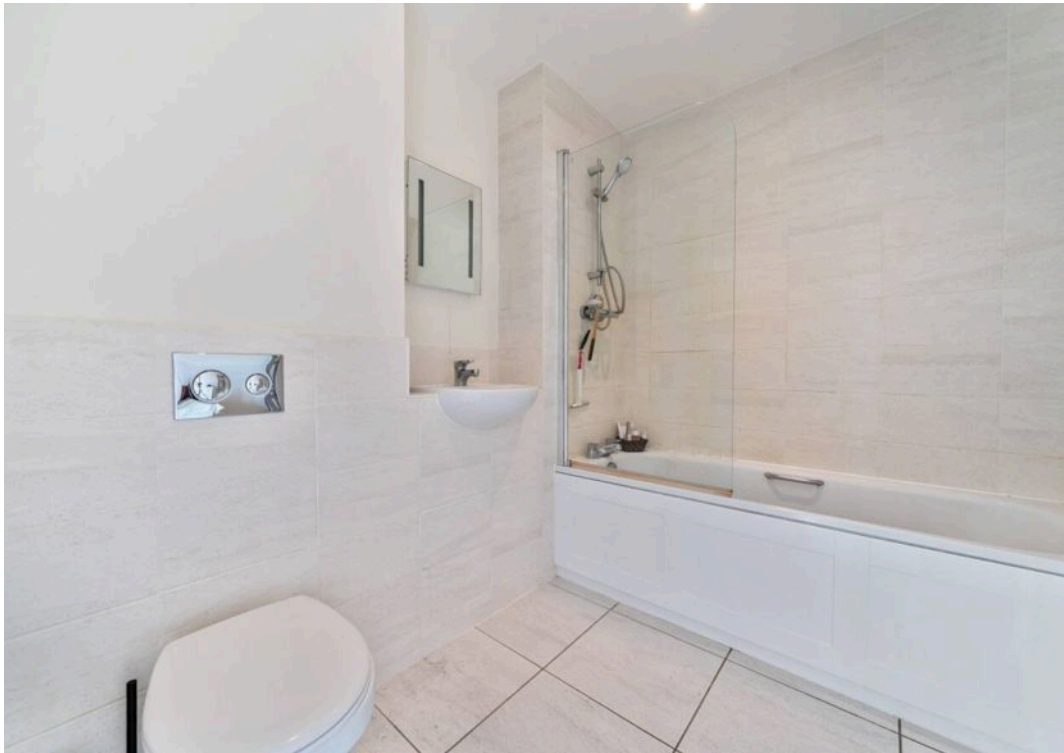
Lease - 250 years from 1st January 2013

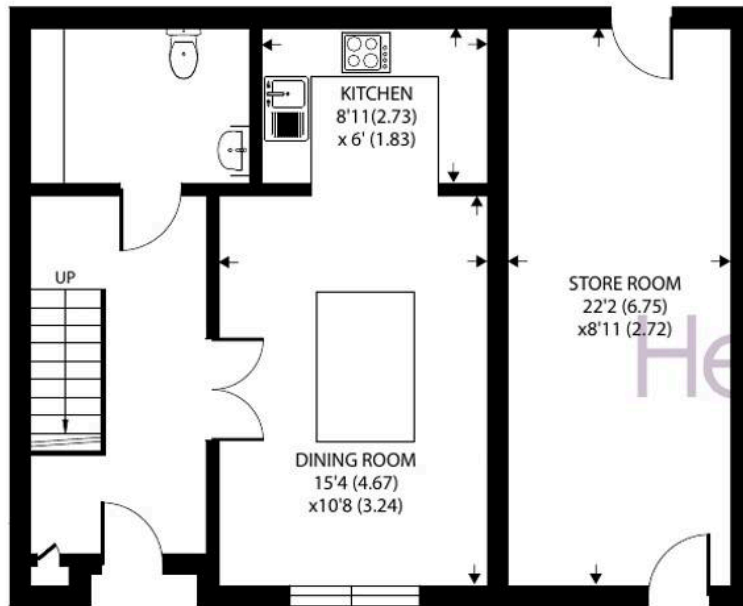
Service charge - tbc

Ground rent - tbc

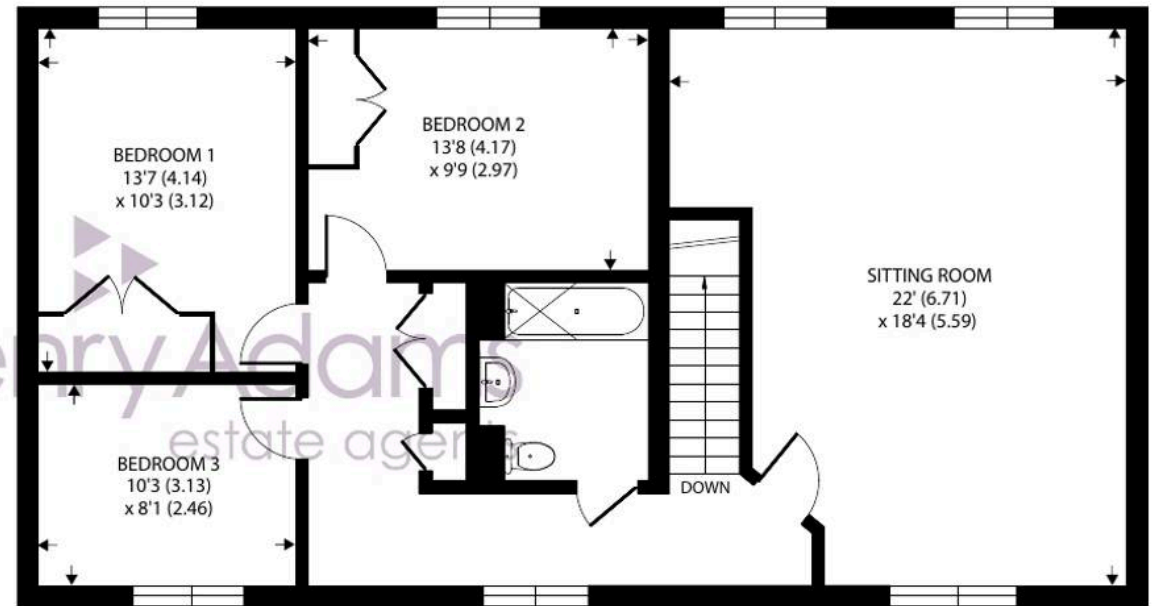
Chichester District Council - 25/26 Tax Band E £2,856.40 EPC-B







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1380 sq ft / 128.2 sq
Store Room = 200 sq ft / 18.5 sq
Total = 1580 sq ft / 146.7 sq

For identification only - Not to scale



Location - Nearby there is a convenience store, doctors' surgery with pharmacy and there is a bus service into Chichester. 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 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.

Directions - Proceed north out of Chichester on the A286 (Broyle Road) signposted to Midhurst. After Oaklands Park take the second turning on the right into Charlotte Avenue and then second left into Foster Road. Broakes Road is a short distance along on the right and Roussillon House is on the right what3words - voter.purely.tummy.

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](https://www.henryadams.co.uk)

