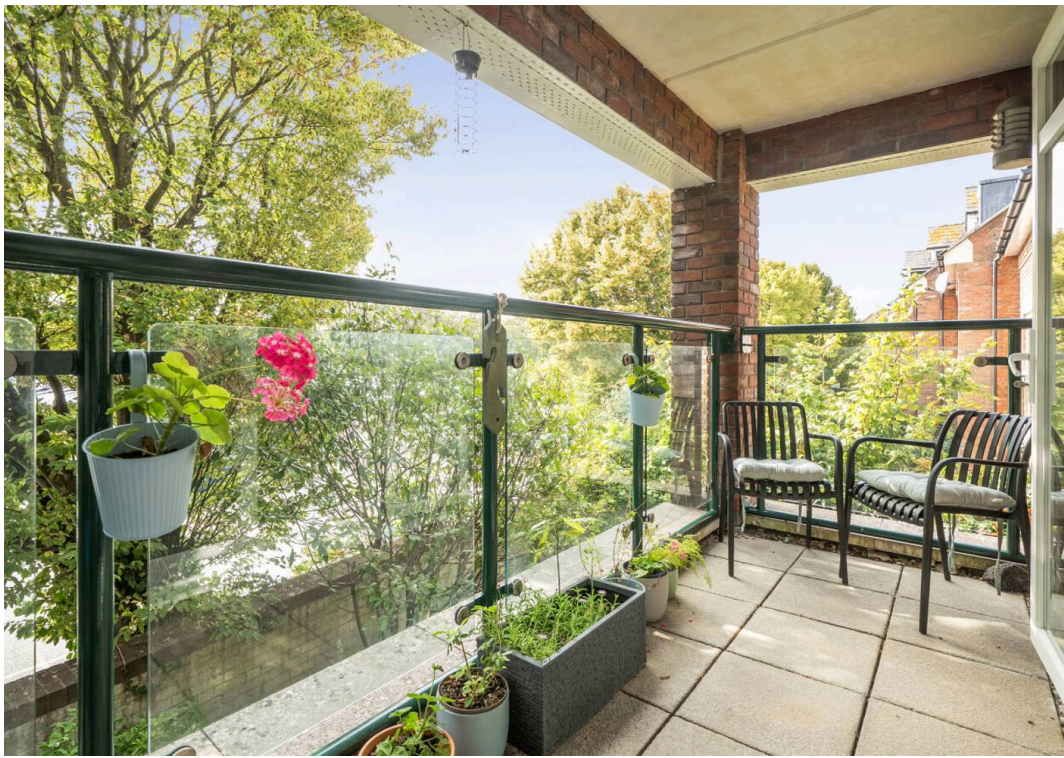




29 William Cawley Mews, Broyle Road, Chichester, PO19 6AD

Guide Price £325,000



29 William Cawley Mews, Chichester

A first floor flat situated adjacent to the Festival Theatre and close to the city centre.

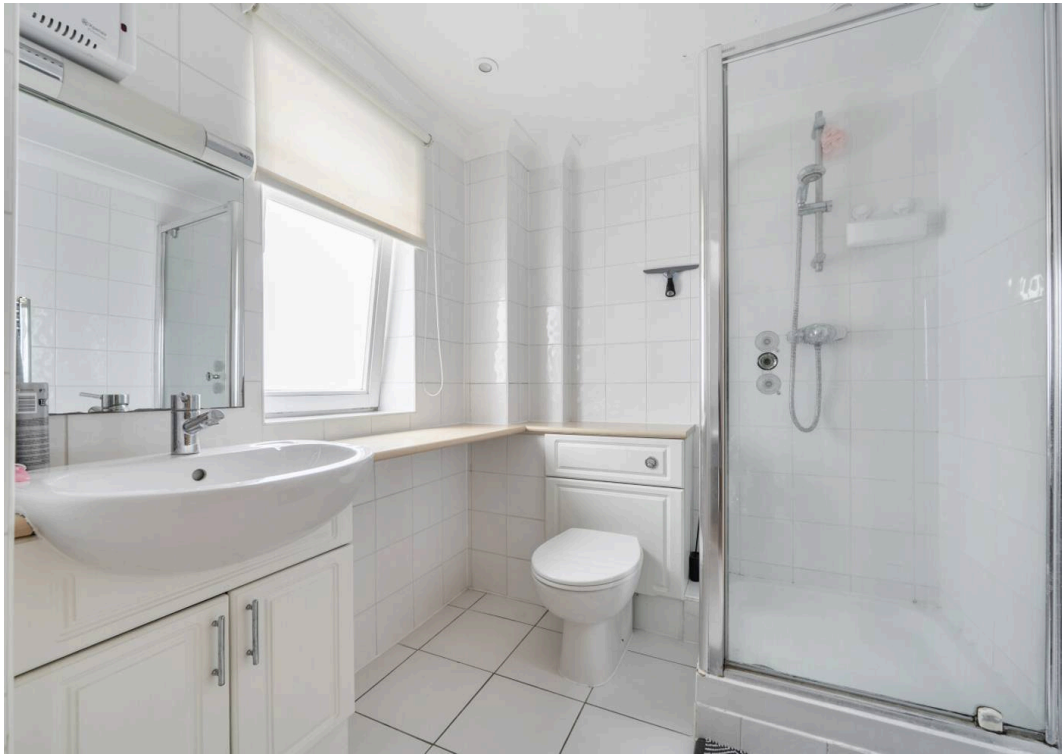
- Gated development
- First floor (lift)
- 2/3 bedrooms
- Open plan kitchen/sitting room
- South facing balcony
- En-suite shower room/WC
- Bathroom/WC
- Utility cupboard
- No ongoing chain
- Allocated parking space

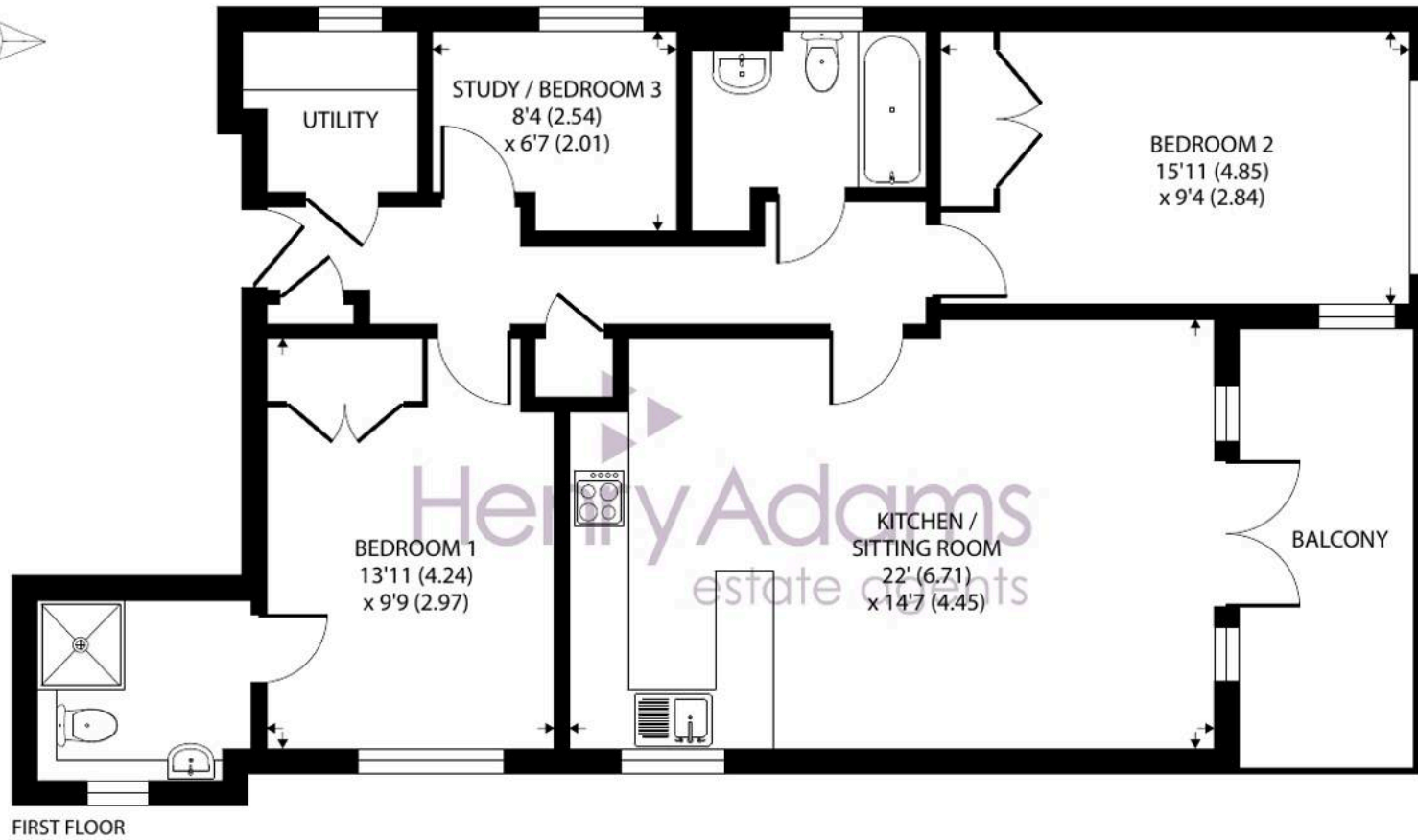
William Cawley Mews is an exclusive gated development conveniently located for the city centre and adjacent to Chichester's renowned Festival Theatre. It includes some of the city's former almshouses as well as a mix of houses and apartments.

Built in 2004, this first floor apartment offers well-proportioned accommodation and includes a 22ft open plan kitchen/sitting room with double doors opening to the south facing balcony, two double bedrooms (one with en-suite facility) and a study/third bedroom. As well as a bathroom/WC there is also a useful utility cupboard.

Outside, an electronic gate provides vehicular access to the development which includes an allocated parking space, visitors parking and cycle and bin store.







Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale



Location - 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 superb 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 Broyle Road (A286 signposted to Midhurst). William Cawley Mews is immediately on the right. As you enter the development, pass the terrace houses on your right and you will find the apartment block in front of you. What3words - [echo.mice.last](#)

Leasehold – 125 year lease from 01/01/2003.

Service Charges - We have been advised the Estate Charge is £480 per annum and the Service Charge is £1,900 per annum.

Ground Rent - The current ground rent £200 pa. Every 25 years the ground rent is scheduled to rise by £100pa. Thus on 1/1/28 the ground rent will become £300pa for the next 25 years.

Chichester District Council - 26/27 Tax Band E £3,045.97 EPC- C

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

