



28 Gordon House | Chichester | PO19 7BD

Guide Price £215,000

Leasehold



**hancock**

Lettings & Estate Agents

Gordon House | Church Square  
Chichester | PO19 7BD  
Guide Price £215,000

- No Onward Chain
- Private West Facing Roof Terrace
- Intercom Entry System
- Open Plan Sitting/Dining Room
- Airing Cupboard
- Lift Access
- Views Of The Southdowns
- Chichester City Centre Location
- Ample Storage

Accommodation - The exciting penthouse like accommodation overlooks Church Square, East Gate with panoramic views of the city centre and out to the South Downs National Park and the white sails of Goodwood Race Course.

The light, south facing accommodation is arranged over one floor. There is an entrance hall (with two store cupboards) which leads to a well proportioned sitting/dining/kitchen. The kitchen area benefits from ample storage units and built in appliances. There are two double bedrooms (master with ample built in storage) and a modern family bathroom which has a bath with a screened shower over. There are 111 years left on the lease and an annual service charge of £2919 and £150 ground rent.



what3words ///

earth.swaps.clash



Outside - Unusually for a modern city centre apartment there is a useful separate private west facing roof terrace with an obscured view of the cathedral and distant view of the Downlands. Access is via a secure and private door off the communal hall area.

Location - The property is located in a purpose built block a short distance to the east of Chichester's vibrant 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 its 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), which includes the sandy 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.

**Additional Information :**

Tenure : Leasehold

Years Remaining : 111

Ground Rent : £150 per annum

Service Charge : £2919 per annum

Council Band : C

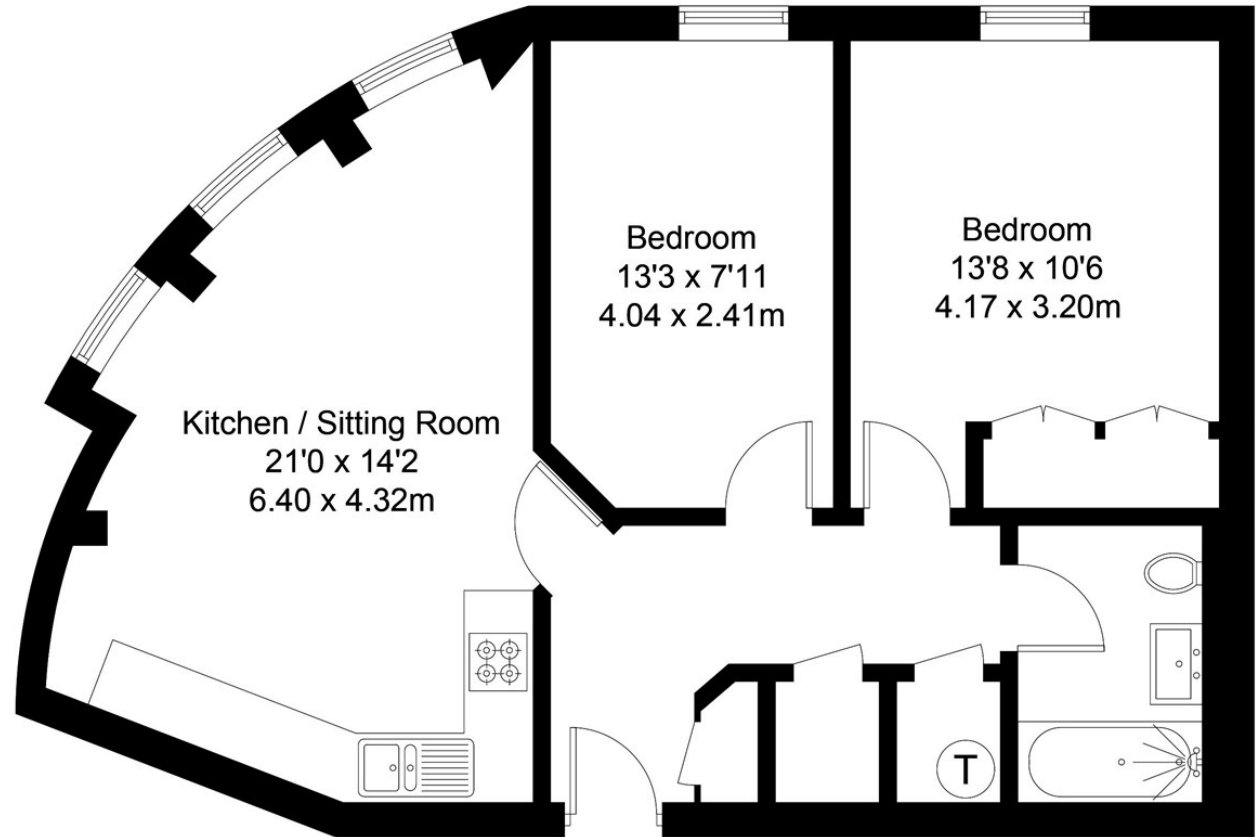
Broadband : Up To 1000mbps

Mobile : OK - EE, Three, Vodafone, O2



# Gordon House, PO19 7BD

APPROXIMATE GROSS INTERNAL AREA = 644 SQ FT / 59.8 SQ M



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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. (ID804505)

**Hancock & Partners**



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk