



17 Tudor Close | Chichester | PO19 5QZ

Guide Price £289,000



**hancock**

Lettings & Estate Agents

Tudor Close |  
Chichester | PO19 5QZ  
Guide Price £289,000

- Gas fired central heating
- En-suite master bedroom
- Allocated parking bay plus garage
- No onward chain
- Large sitting/dining room
- Modern family bathroom
- Electric intercom entry system

Located within the tree lined and leafy Summersdale area of Chichester, just north of the city's historic and vibrant centre, Tudor Close is perfectly situated to provide tranquil city living within a modern and practical shell. Although not far from the city centre, Summersdale also has a number of key local amenities which include a GP surgery, gym, and a convenience store and post office. The Goodwood Estate lies a short drive to the north (within the South Downs National Park) and offers activities such as golf, tennis and both horse and motor car racing. The apartment itself has been sympathetically updated by the current owner to offer modern and light accommodation throughout and also has the benefit of a private terrace, perfect for alfresco dining or simply sitting out with a good book.



what3words ///

trucks.limes.salad



#### Accommodation

Once inside the updated and spacious accommodation is arranged over one level. There is an entrance hall leading to a good-sized family bathroom, a double bedroom with ample built-in storage and beyond into a modern fitted kitchen. A large 17.6ft sitting/dining overlooks a pretty and well-kept inner courtyard area of the development and also has access onto the private terrace via French doors. A stunning en-suite master bedroom, again with ample built in storage completes the accommodation.

#### Outside

There is a garage located within the development a short distance from the apartment and one allocated parking bay with further visitor parking located close by.

#### Location

The apartment is located on one of Chichester's most desirable cul-de-sac developments 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.

#### Additional Information :

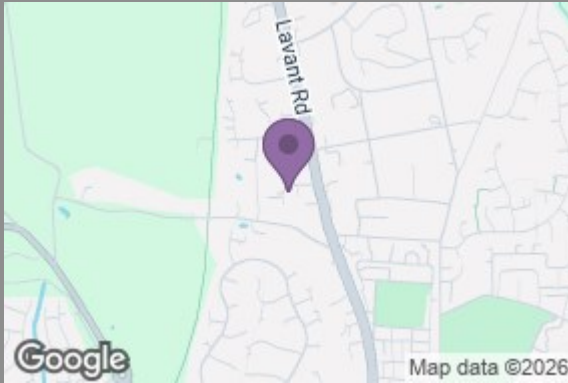
Service Charge : £1594.23 per annum

Ground Rent : £0.00 per annum

Years Remaining : 103 years

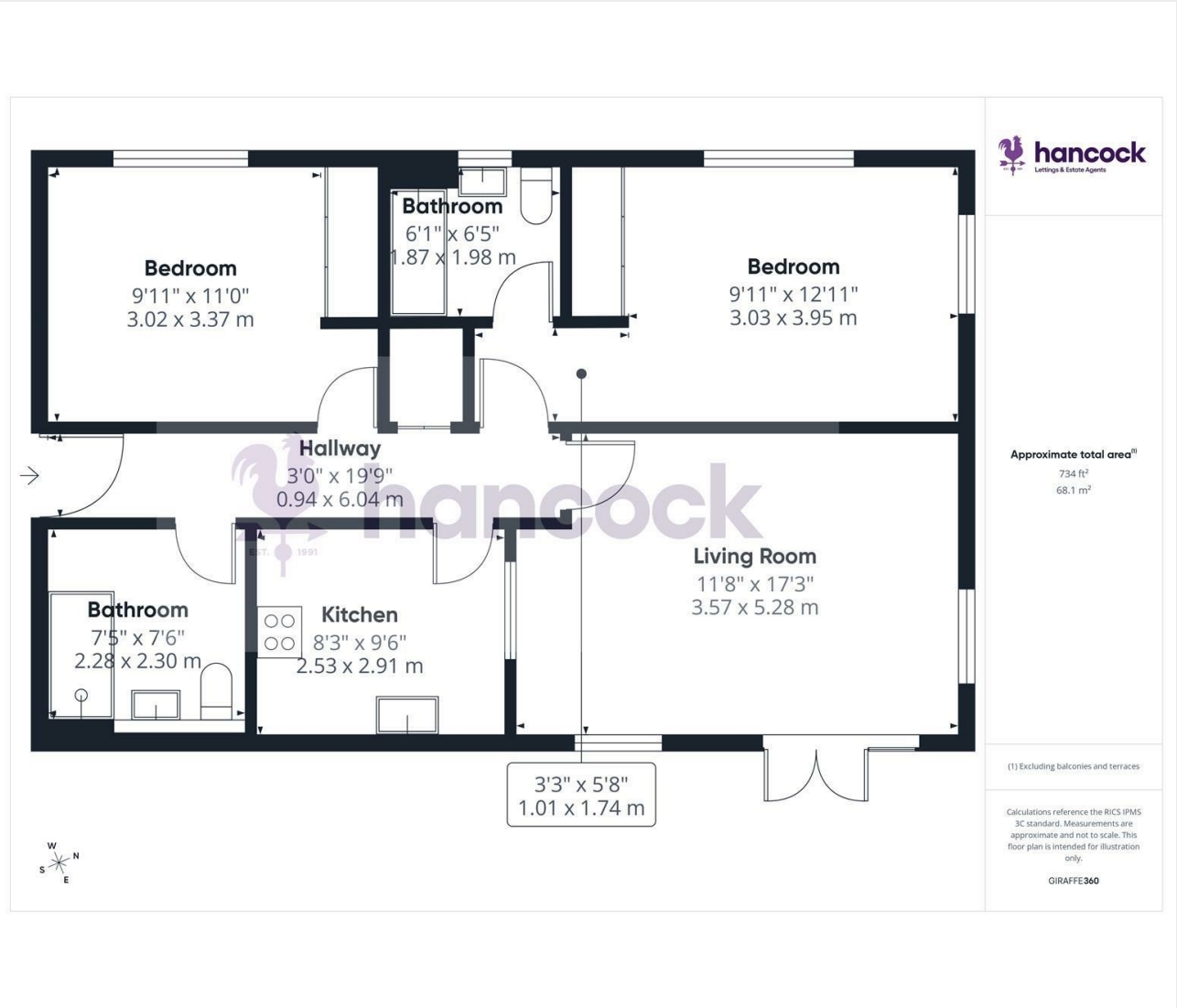
Broadband : Up To 148mbps

Mobile : EE, O2, Vodaphone, Three



### 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>71</b>	<b>76</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	



5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

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