



Flat 8 Bernardsgate, 22 Lavant Road, Chichester, PO19 5RG

Guide Price £250,000



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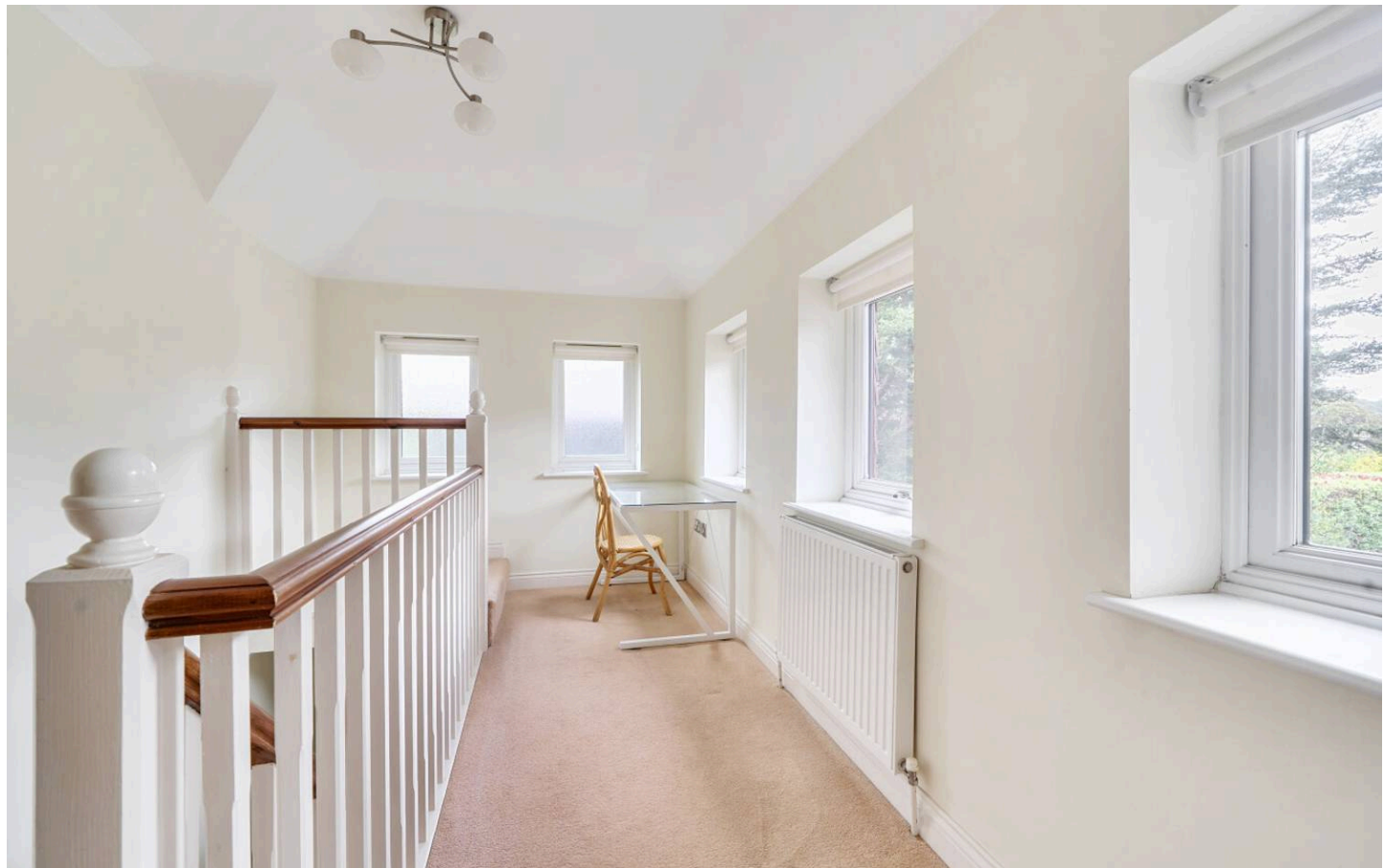
A well-presented apartment offering bright, versatile accommodation.

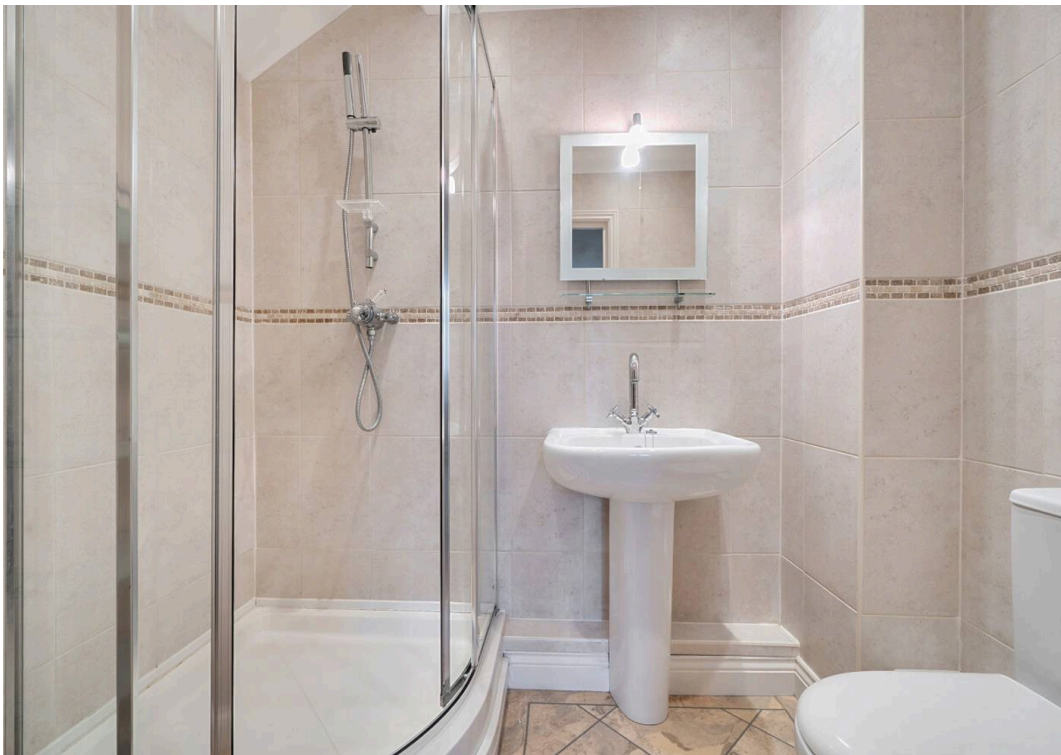
- Self-contained first floor apartment
- Private hallway with useful storage cupboard
- Open plan kitchen/sitting room
- Principal bedroom with en-suite
- Second bedroom
- Bathroom/WC
- Bright split level galleried landing, ideal as a study area
- Allocated parking
- Well maintained communal gardens
- Vacant possession and viewing recommended

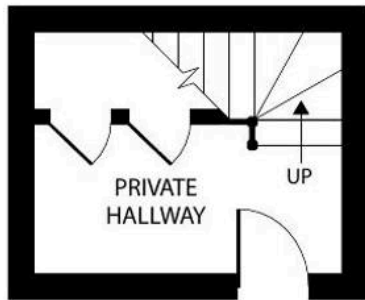
This appealing self-contained apartment provides well-proportioned accommodation, complemented by a bright split-level galleried landing which creates an ideal space for a home office or study area. The property features a private hallway with a useful storage cupboard, a spacious open-plan kitchen/sitting room, which creates a sociable and versatile living space.

There are two bedrooms, including a principal bedroom with its own en suite, together with a separate bathroom/WC. Outside, the property benefits from an allocated parking space and access to well-maintained communal gardens.

Offered with vacant possession, this is an excellent opportunity for a buyer seeking a well-located and versatile home with practical living space and convenient amenities. Viewing is highly recommended to fully appreciate what this property has to offer.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



Tenure: Share of Freehold

Lease: 125 year lease granted 01/08/2005

Service Charge: £2,350 for year starting 1st October 2026.

Ground Rent: N/A

Chichester District Council - 26/27 Tax Band D £2,492.15 EPC-C

Location - Nearby there is a local convenience store, doctors' surgery and pharmacy as well as a regular bus service into the city centre. 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. 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 - From the Northgate circulatory system, proceed north up Broyle Road (A286). Pass Rousillon Park development on your right and then after The Avenue, Bernardsgate is approximately 200 meters on the right. What3words - knee.sums.rivers

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

