34 St. Agnes Place | Chichester | PO19 7TN

Guide Price £250,000 Leasehold

hancock
Lettings & Estate Agents

St. Agnes Place | Chichester | PO19 7TN

£340,000

- No onward chain
- South facing
- Well-kept communal garden
- Triple Glazing Acoustic Windows
- En-suite master bedroom
- Allocated parking
- City centre

This well-presented two double bedroom apartment offers comfortable city centre living and is being offered to the market with no onward chain. New triple glazing windows have been installed recently.

Accommodation

The light accommodation is arranged over one floor and to the front has a southerly facing aspect. There is a large entrance hall (with storage cupboards) which gives access to an en-suite master bedroom, a second double bedroom and a modern main bathroom. A south facing and spacious kitchen/sitting/dining completes the accommodation. The kitchen has fitted units and integrated appliances.

A further benefit of the property is the acoustic double glazing

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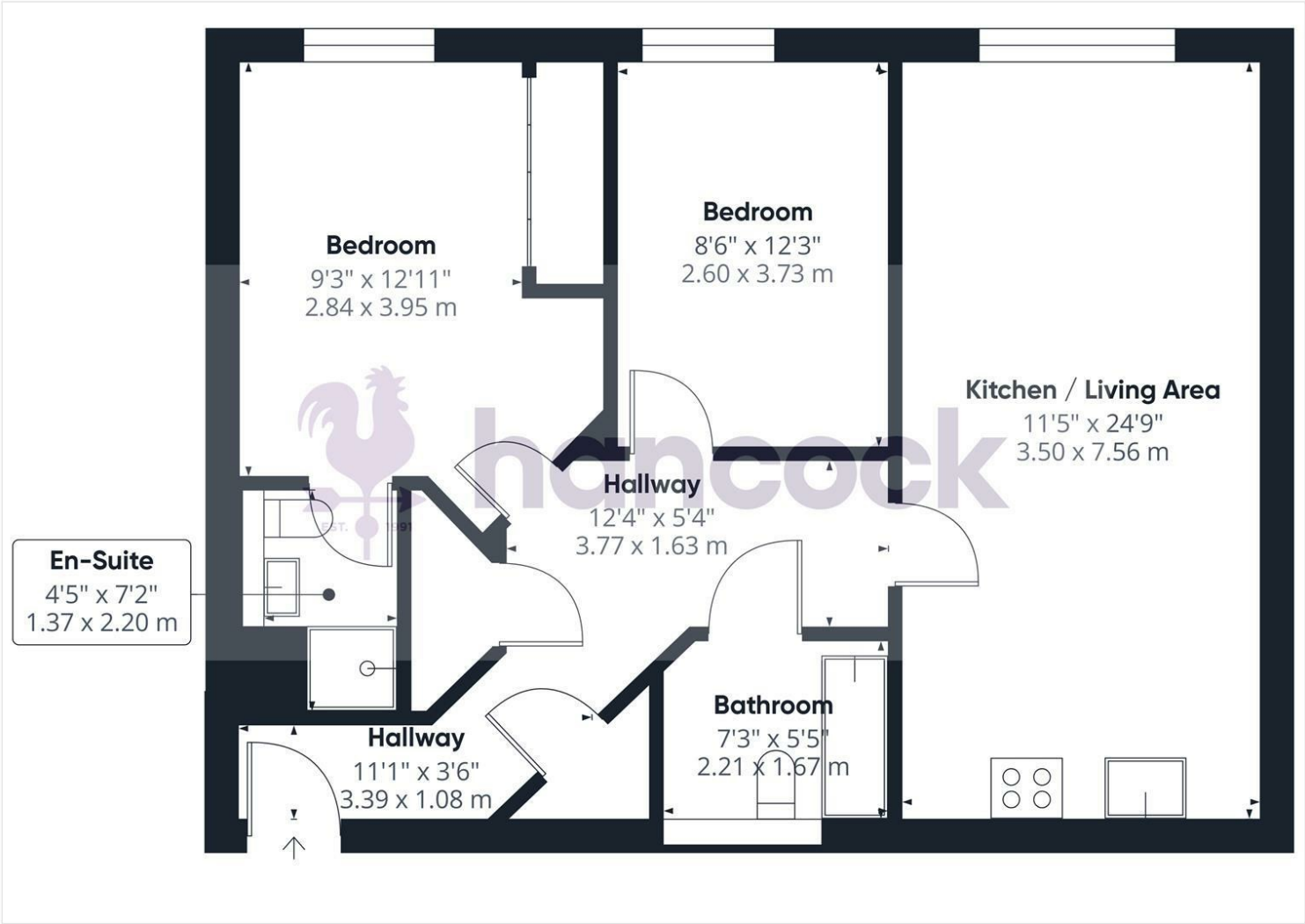
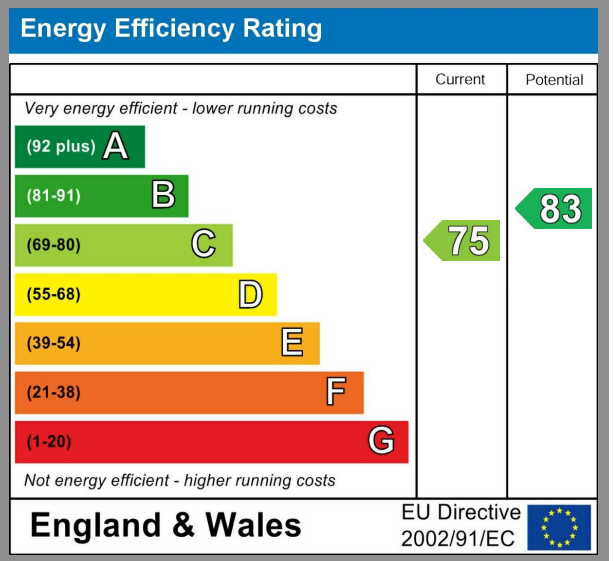
Outside
To the rear of the apartment there is allocated parking and beyond a well-kept communal garden which is mainly laid to lawn and is complete with seating areas. There is also residents bin and bicycle storage.

Location
St Agnes Place is located within the heart of Chichester's city centre near St Richards Hospital and the city's university. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.

Information
Leasehold - 977 years remaining
Service Charge - £2360.40p
Ground Rent - £250
Council Tax Band - D

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.





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