

23 Shamrock Close, Chichester, PO19 6TS

Offers in Excess of **£180,000**

23 Shamrock Close, Chichester

A bright and well-presented two-bedroom first floor apartment with no onward chain.

- Purpose-built development of just four apartments
- Approximately 20 minutes' walk* of Chichester city centre
- Just 6 minutes' walk* from St Richard's Hospital
- A south facing sitting room
- Modern fitted kitchen
- Two well-proportioned bedrooms
- Modern shower room and gas-fired central heating
- No onward chain (currently let until 17th December)
- Permit roadside parking available

A bright well-presented two-bedroom first-floor apartment, conveniently situated within approximately a twenty minute walk* of Chichester city centre and just six minutes* on foot from St Richard's Hospital. The property forms one of only four apartments within this purpose-built block and is offered for sale with no onward chain.

The accommodation is approached via communal stairs and comprises a welcoming entrance hall, a modern fitted kitchen with pastel grey-fronted cupboards, white work surfaces, integrated electric oven, gas hob and cooker hood, together a south facing sitting room and two well-proportioned bedrooms and a contemporary shower room.

* Source Google Maps





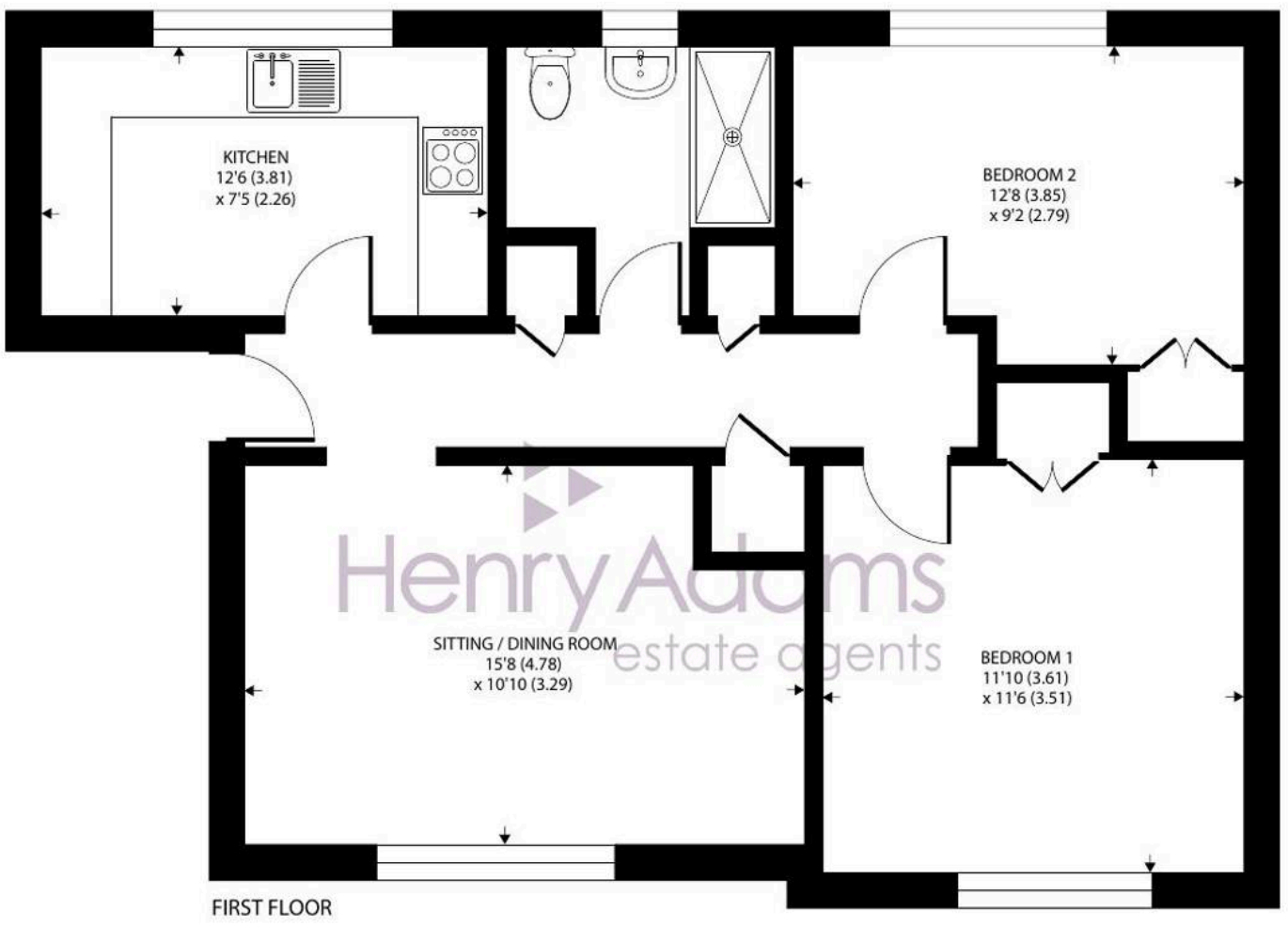












Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale

The apartment benefits from gas-fired central heating via radiators and is currently let until 17th December, making it an interesting opportunity for an investor or those planning ahead for occupation. There is also permit roadside parking available in the surrounding area.

An excellent opportunity to acquire a well-located two-bedroom apartment within easy reach of both the city centre and St Richard's Hospital.

Chichester District Council - 26/27 Tax Band B £1,938.33
EPC-C

Lease: 125 year lease granted 18/11/1991

Service Charge: £1,200 pa

Ground Rent: £10 pa

Pets allowed

Location - The property is located on a residential no through road, close to St. Richards Hospital and the city's popular university and with other local amenities on the doorstep, which include a convenience store. Chichester's vibrant and historic city centre is only a short distance away and offers fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters a heaven for sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (a blue flag beach) and East Head, the latter offering well preserved sand dunes. Just north of the city lie the rolling foothills of the renowned South Downs National Park and within the Goodwood Estate offering many motor car and horse racing events.

Directions - From the top of North Street proceed in an easterly direction along Oaklands Way. At the roundabout, take the first exit into Spitalfield Lane (signed posted to University and Hospital). At the mini roundabout turn left into Douglas Martin Road and at the next mini roundabout turn right into Swanfield Drive. Take the second turning on the left into Shamrock Close and the apartment block is on the right. What3words - demand.golf.cats





