81 St Agnes Place | Chichester | PO19 7TU

Guide Price £250,000

hancock

Lettings & Estate Agents

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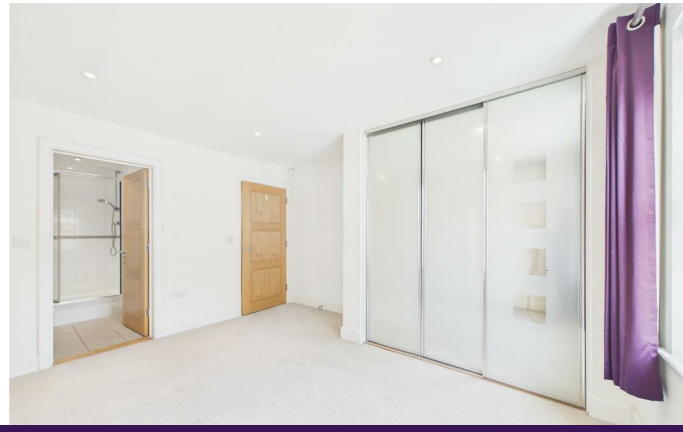
- Ground floor apartment
- Sold No Onward Chain
- Parking
- City centre location
- Two double bedrooms
- Separate bathroom
- Communal gardens
- En suite shower room

Situated in a desirable residential location in Chichester, this well presented ground floor apartment offers spacious and practical accommodation throughout. The property comprises two generous double bedrooms, including a principal bedroom with ensuite shower room, alongside a separate modern bathroom.

A welcoming and well proportioned hallway provides useful built-in storage, leading through to a bright open plan kitchen and spacious lounge area, ideal for both everyday living and entertaining. The apartment also benefits from partial views over the attractive communal gardens, creating a pleasant outlook and sense of space.

Further features include an allocated parking space and convenient ground floor access.

Located within easy reach of the historic city centre, local



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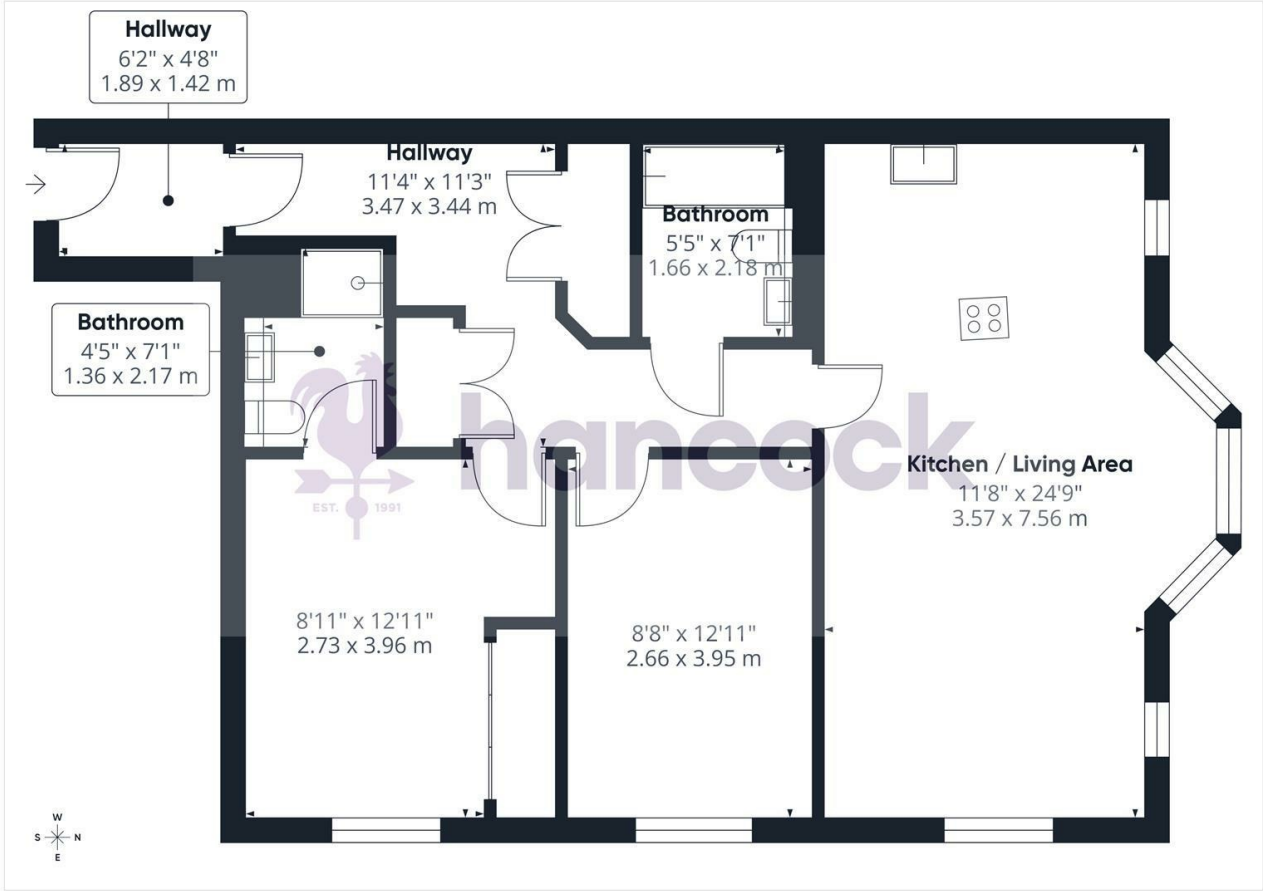
amenities, and transport links, the property combines comfort, convenience, and a sought after setting.

Located in the heart of Chichester, St Agnes Place is a sought-after residential development offering convenient access to the city's wide range of shops, restaurants, cafes, and cultural attractions, including the renowned Chichester Cathedral and Festival Theatre. The area also benefits from excellent transport links, with the mainline railway station providing direct services to London and the South Coast, while nearby green spaces and the South Downs National Park offer superb opportunities for outdoor leisure.

Additional information:
Tenure: Leasehold
Council Tax Band: D
EPC: C
Broadband: Up To 1000mbps
Mobile: Outstanding: Vodafone and Three; Good: EE and O2

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78

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