



Flat 5 St. Pancras Court, St. Pancras, Chichester, PO19 7LU

Guide Price £195,000 - Share of Freehold

Flat 5 St. Pancras Court, Chichester

A one double bedroom apartment situated close to all amenities.

- Purpose built ground floor flat
- Double bedroom
- Sitting room
- Kitchen
- Shower room/WC
- Garage
- Central location
- No forward chain
- Communal gardens

A one double bedroom apartment situated close to the heart of Chichester city centre.

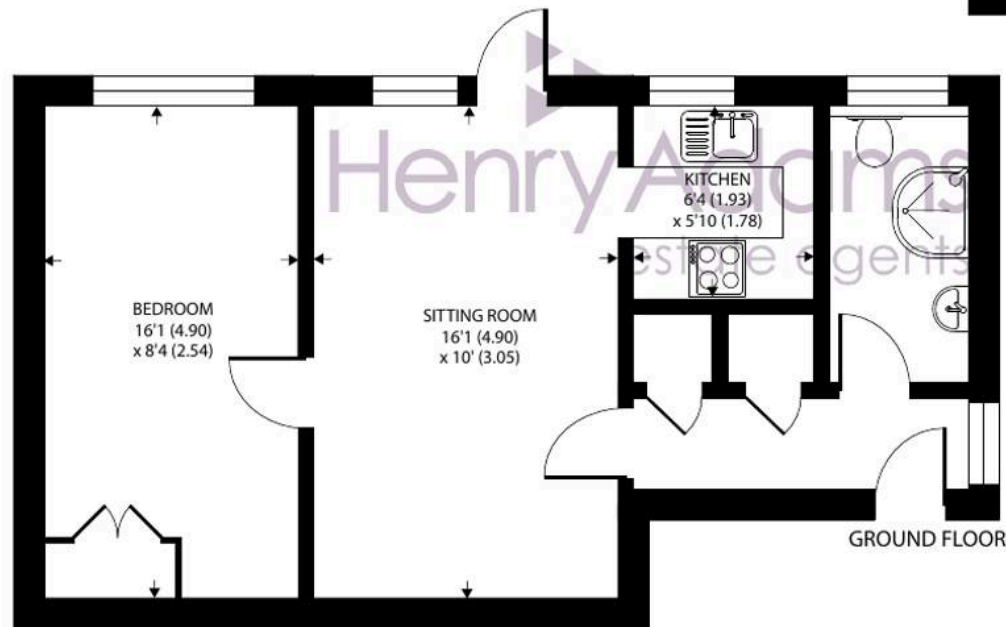
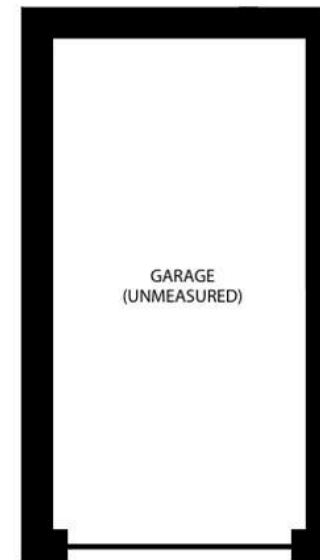
This purpose-built property offers a well-designed living space, featuring a double bedroom, a comfortable sitting room with a kitchen leading off and a door opening out to the communal garden. Additionally, it includes a shower room with WC.

The property also benefits from a garage and is located in a central position, providing easy access to the comprehensive amenities in Chichester city centre. Residents can also enjoy the added benefit of communal gardens, enhancing the overall appeal of the property.

Tenure – Share of Freehold, approximately 945 years remaining.

Service charge - TBC





Approximate Area = 441 sq ft / 41 sq m (excludes garage)

For identification only - Not to scale



Location - The property can be found within quarter of a mile level walk of the pedestrianized city centre and occupies a wonderful position adjacent to Litten Gardens recreational ground. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a service to London Victoria. Goodwood is famous for its many event days. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area has beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Eastgate Square, proceed along St Pancras passing Litten Park on your left. The apartment block is on your left after the turning left to Alexandra Road. what3words - robots.rang.glitz. Access to the garage can be gained from Alexandra Road on the right after the apartment block.

Chichester District Council - 25/26 Tax Band B £1,817.72 EPC-D

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](https://www.henryadams.co.uk)

