



59 St. Agnes Place, Chichester, PO19 7TU

Guide Price £350,000 - Leasehold



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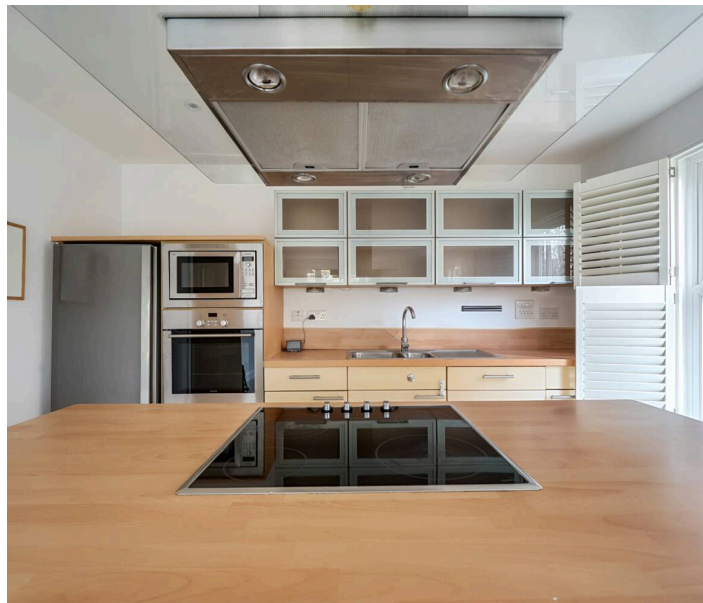
Delightful ground floor apartment just half a mile walk from the city centre.

- Ground floor
- Open plan dual aspect kitchen/sitting room
- Two double bedrooms
- En-suite and bathroom/WC
- Attractive communal gardens
- Vacant possession
- Close to city centre

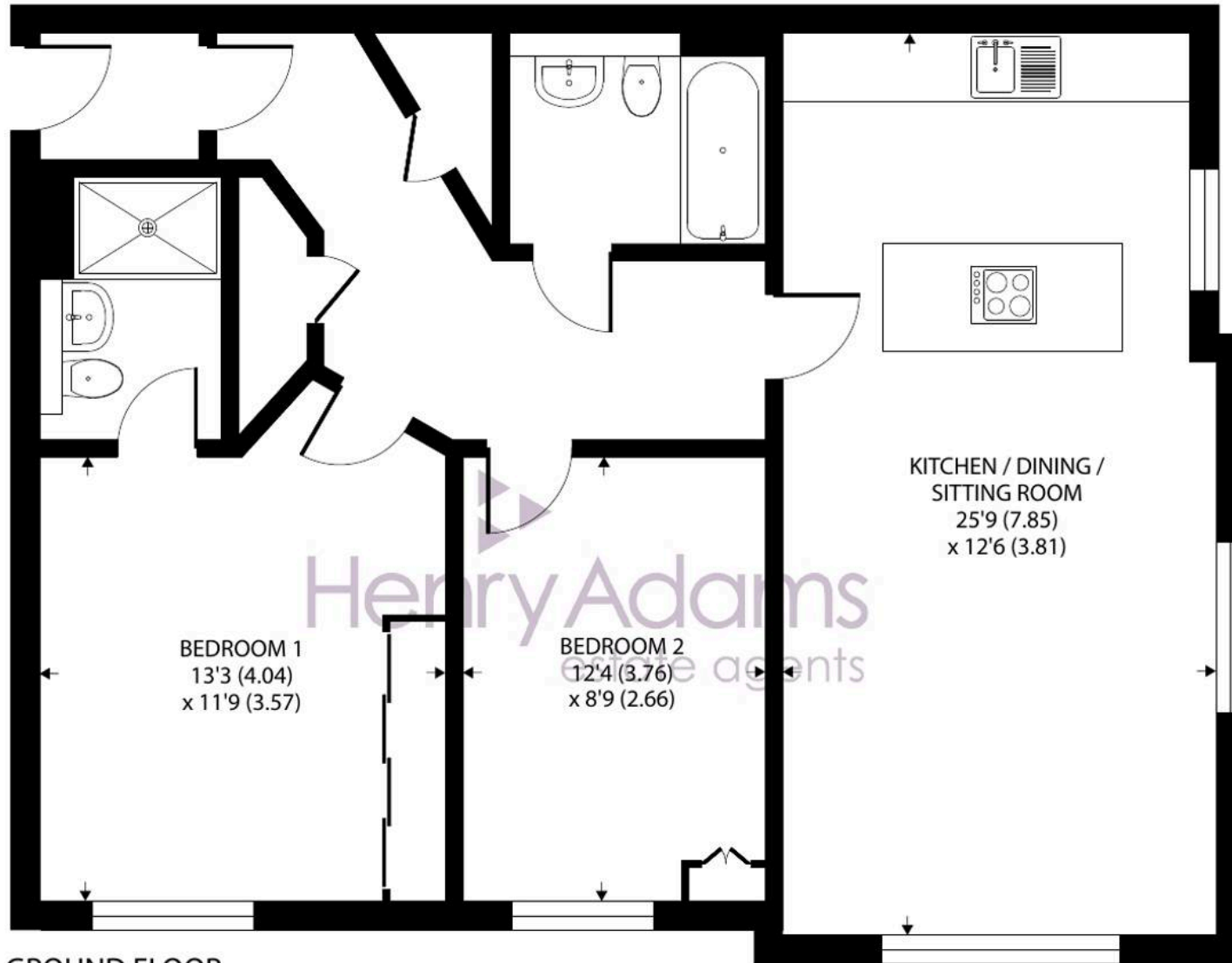
This well-appointed two-bedroom ground floor apartment is conveniently located within a short distance from the city centre, situated in a highly desirable development, the property offers a view of the landscaped communal gardens.

Originally the show home back in 2004 for the development, the apartment features a generously sized open plan living space with dual aspect windows. The fully equipped kitchen includes integrated appliances and ample storage. Both bedrooms are spacious with fitted wardrobes, while the principal bedroom features an en-suite shower room. The property also includes a bathroom/WC and two cupboards for additional storage. Attractive plantation shutters and electric heating can be found in the property.

In addition, the property benefits from well-maintained communal gardens. These attractive grounds feature manicured lawns, colourful flower beds, and mature trees. St Agnes Place, built by Berkeley Homes in 2004, is an award-winning development. There is also an allocated parking space.







GROUND FLOOR

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



**Location** - The property can be found within a short walk of the pedestrianized city centre. 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 regular service 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 including the Qatar Goodwood Festival. There are superb 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.

Lease: 999 year lease granted 01.01.2003

Service Charge: £2,589.98 pa

Ground Rent: £250

Chichester District Council - 25/26 Tax Band D £2,337.06 EPC-C

**Directions** - Proceed east out of Chichester along The Hornet and take the first turning left into St Agnes Place. As you enter the development and the road bears round to the right, bear left where you will find the allocated parking space on your right. Proceed on foot with the communal gardens on your right and the entrance to the apartment block is on the left.

what3words - custom.villa.pirate

**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](http://henryadams.co.uk)

