



## Flat 1 Whyke Court, Whyke Close, Chichester, PO19 8TP

Guide Price £145,000



# Flat 1 Whyke Court, Chichester

A chain free property close to the city centre.

- Vacant possession
- Self-contained
- Sitting room
- Kitchen
- Bedroom with wardrobe
- Bathroom/WC
- Large outside store
- Allocated parking
- Communal gardens

This property is offered with vacant possession and provides a wonderful opportunity to purchase a ground floor self-contained apartment within walking distance of Chichester city centre.

The accommodation includes a sitting room, kitchen and a double bedroom complete with a fitted wardrobe. A modern bathroom with WC and an attached large external brick store further enhance the practicality.

Outside, the property benefits from an allocated parking space and access to communal gardens, perfect for relaxation. With the added advantage of its own private front entrance, this property is an excellent choice for first-time buyers, downsizers or investors alike.

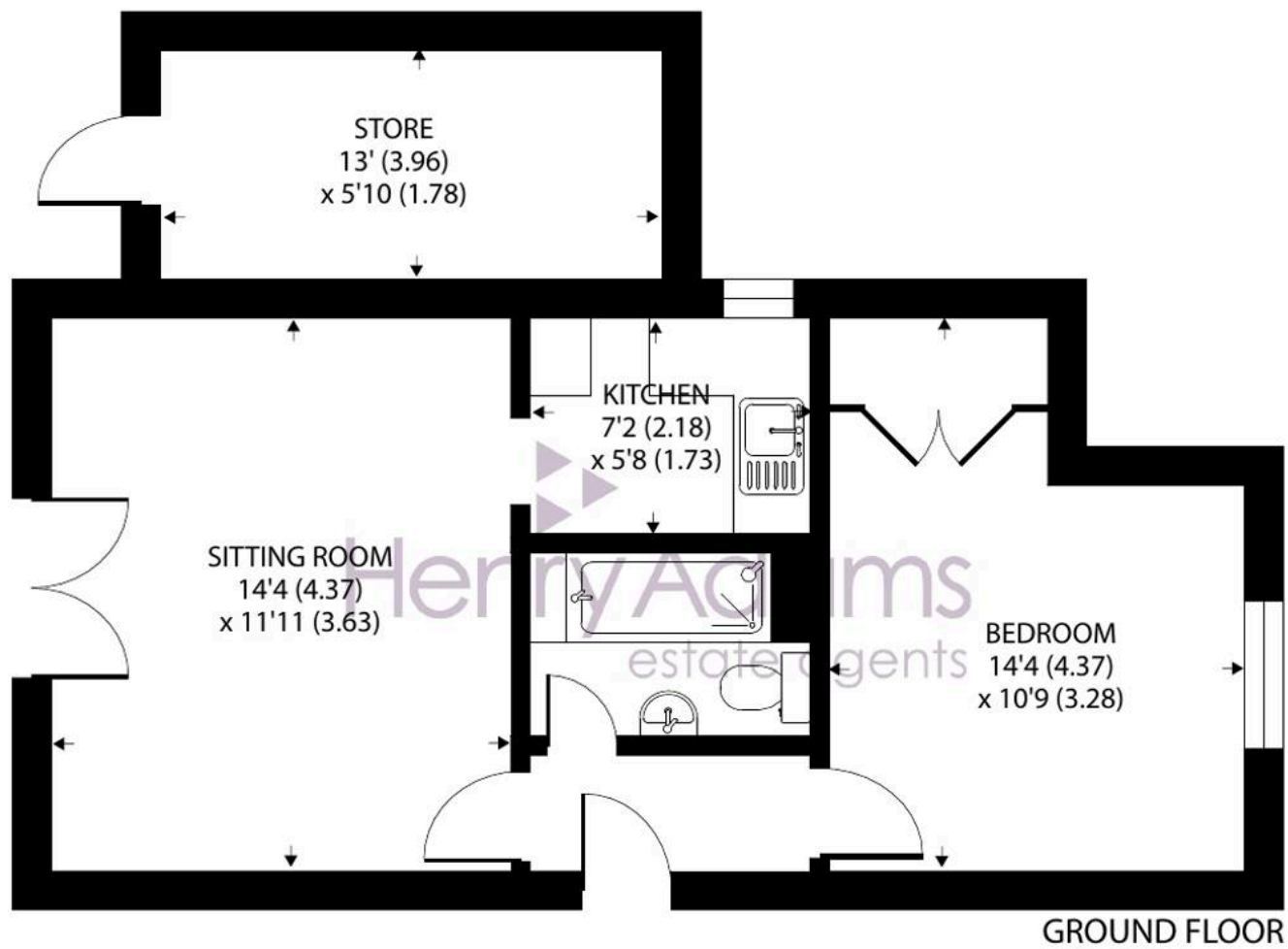
Lease: 999 years from 1st November 1990

Service Charge: Service charge for 29/03/25 - 28/09/25 - £479.62. Reserve fund for 29/03/25 - 28/09/25 - £ 142.86.  
Total - £622.48 (6 months)

Ground Rent: Peppercorn

Chichester District Council - 25/26 Tax Band B £1,81.72 EPC-D





Approximate Area = 419 sq ft / 39 sq m

Outbuilding = 75 sq ft / 7 sq m

Total = 494 sq ft / 46 sq m

For identification only - Not to scale





**Location** - The property is situated approximately one mile south east of the city centre which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. The property also provides easy access to the A27 for Brighton and Portsmouth. 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.

**Directions** - From the Eastgate circulatory system proceed into The Hornet continue into Bognor Road taking the first turning on the right into Whyke Road. Proceed along Whyke Road and over the level crossing. Take the first right into Kingsham Avenue and immediately left into Eastland Road. Towards the end bear left into Dallaway Road which leads into Whyke Close. Whyke Court is on the left and number 1 is on the left.  
what3words - piper.kinks.roses

**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)

