



19 Tannery Close, Chichester, PO19 3EY

Offers in Excess of £250,000



## 19 Tannery Close, Chichester

A spacious ground floor flat in a sought after location close to the city centre.

- Private entrance
- Sitting room with bay window
- Two bedrooms
- En-suite shower room and separate bathroom
- Gas central heating
- Garage

Introducing this charming ground floor two-bedroom flat boasting a private entrance and garage, available without any onward chain. The property includes a modern kitchen and a sitting room with bay window overlooking the gardens to the front and a feature fireplace. The main bedroom has double built in wardrobes and an en-suite shower room. There is a second bedroom and a bathroom.

The property also benefits from the convenience of gas central heating. Situated in a desirable location, this property presents an excellent opportunity for those seeking a convenient and low-maintenance lifestyle. Don't miss out on the chance to make this flat your own, offering a perfect blend of comfort and practicality in a sought-after setting.

Lease: 125 Years from 1st Jan 2002

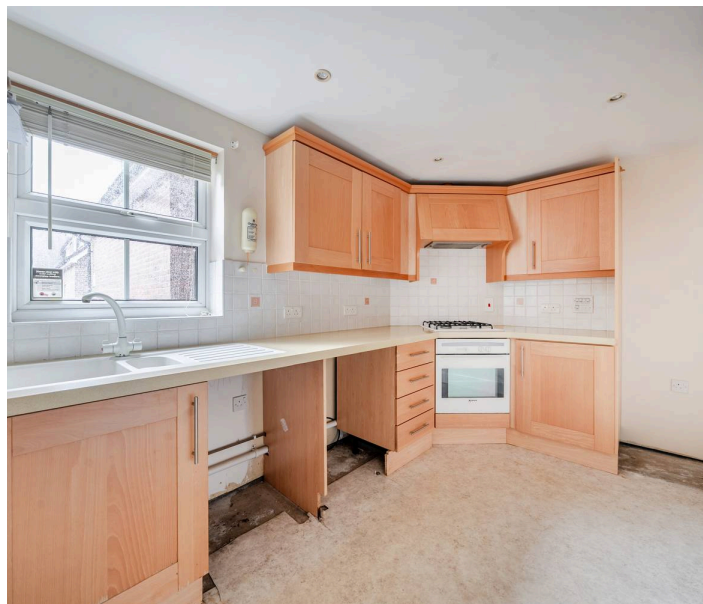
Ground Rent: Not payable

Service Charge: The half yearly service charge for the period 1 July 2025 to 31 December 2025 will be £1125.00

Pets are not permitted

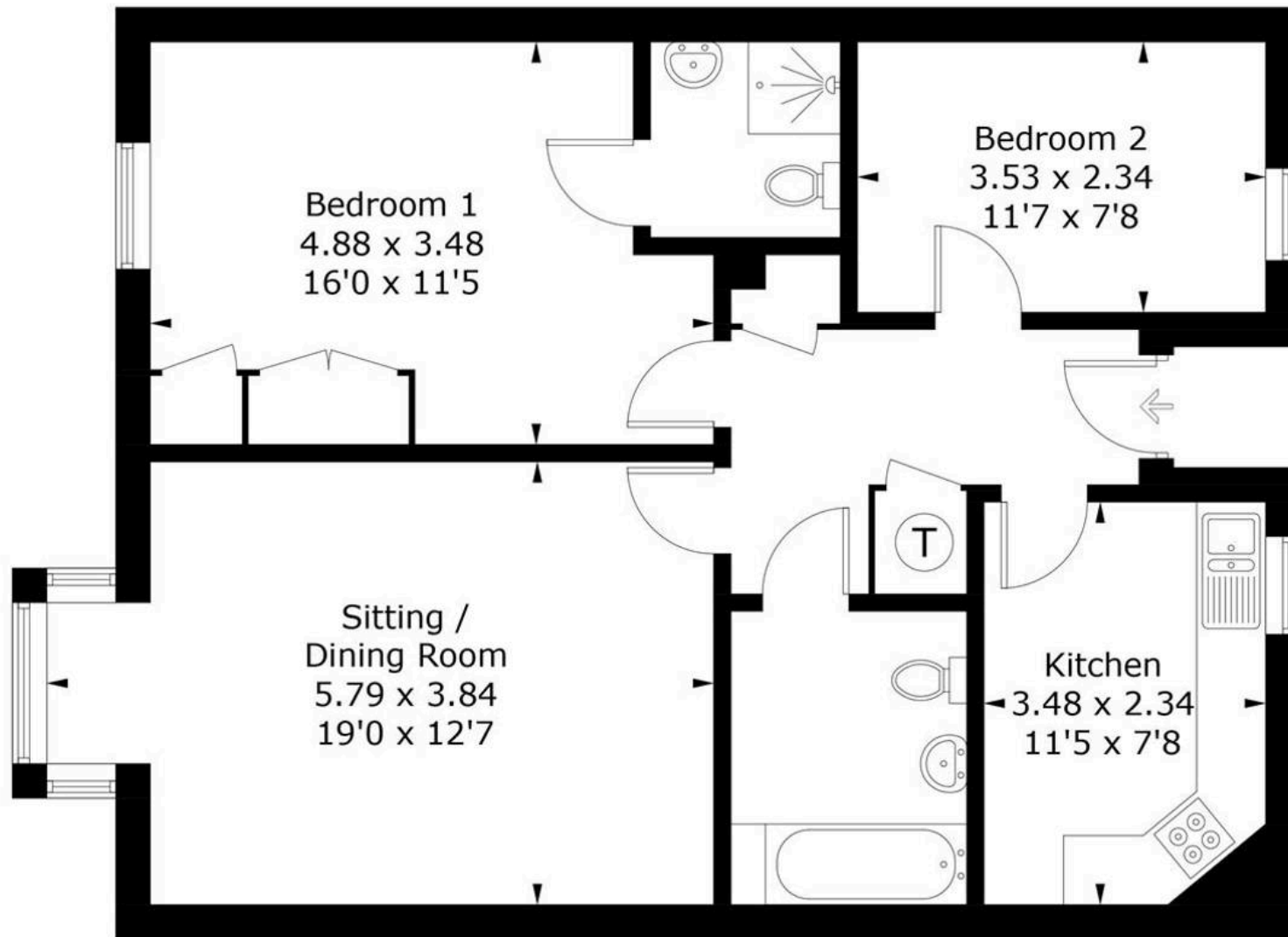
Chichester District Council - 25/26 Tax Band E £2,856.40

EPC-C



# Tannery Close, PO19

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



## Ground Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1132606)



**Location** - Tannery Close sits on the treelined, residential road of Westgate, under a mile from Chichester's Market Cross and many city centre amenities. There is a doctors' surgery nearby along with a popular public house. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and 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 excellent 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** - Proceed west from The Cross into Westgate. Tannery Close is the third turning on the left.

**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)

