



80 Pound Farm Road, Chichester, PO19 7AR

In Excess of **£250,000**

80 Pound Farm Road, Chichester

A stunning converted apartment offering vaulted ceilings and bespoke accommodation.

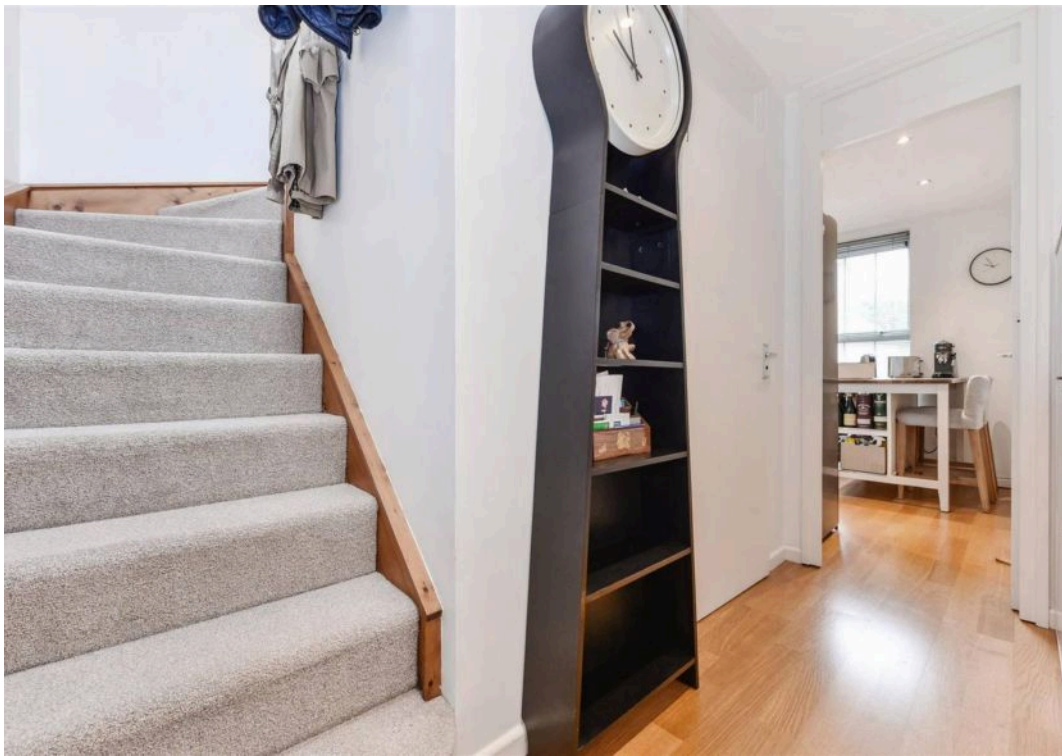
- Private balcony overlooking gardens
- Two bedroom split level apartment
- Kitchen/breakfast room
- Off Road Parking
- Communal Gardens
- Bike Store

The bespoke, light-filled (multi-aspect) accommodation is arranged over two floors. Upon entry, there is a hallway that leads to the living room, a bathroom and a fitted kitchen/breakfast room beyond. The focal point of the first floor is the spacious, open-plan living room, complete with large east and west facing windows and a stunning six-meter vaulted ceiling.

From the living room, there is access to a mezzanine level, currently used as a light and practical office but previously serving as a second bedroom. A balcony overlooking the communal garden completes the first floor. On the second floor, there is a spacious principal bedroom with extensive built-in storage, a double-height ceiling and a large Velux window.

The property also features off-road parking and a private communal garden.



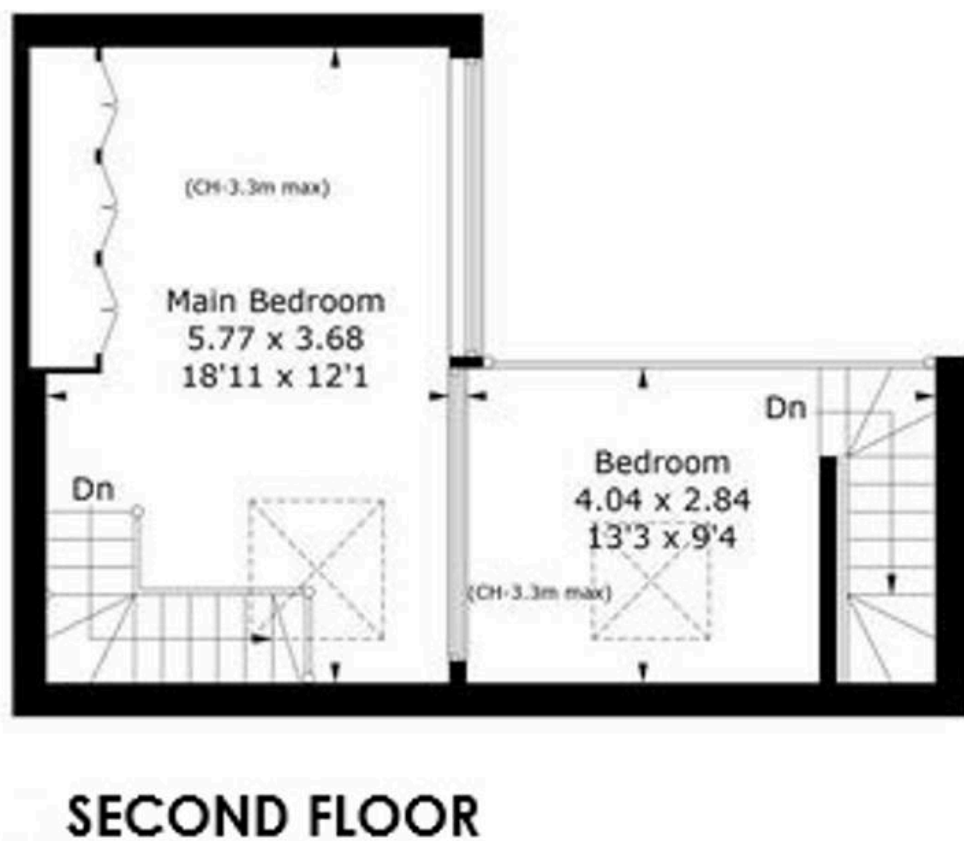
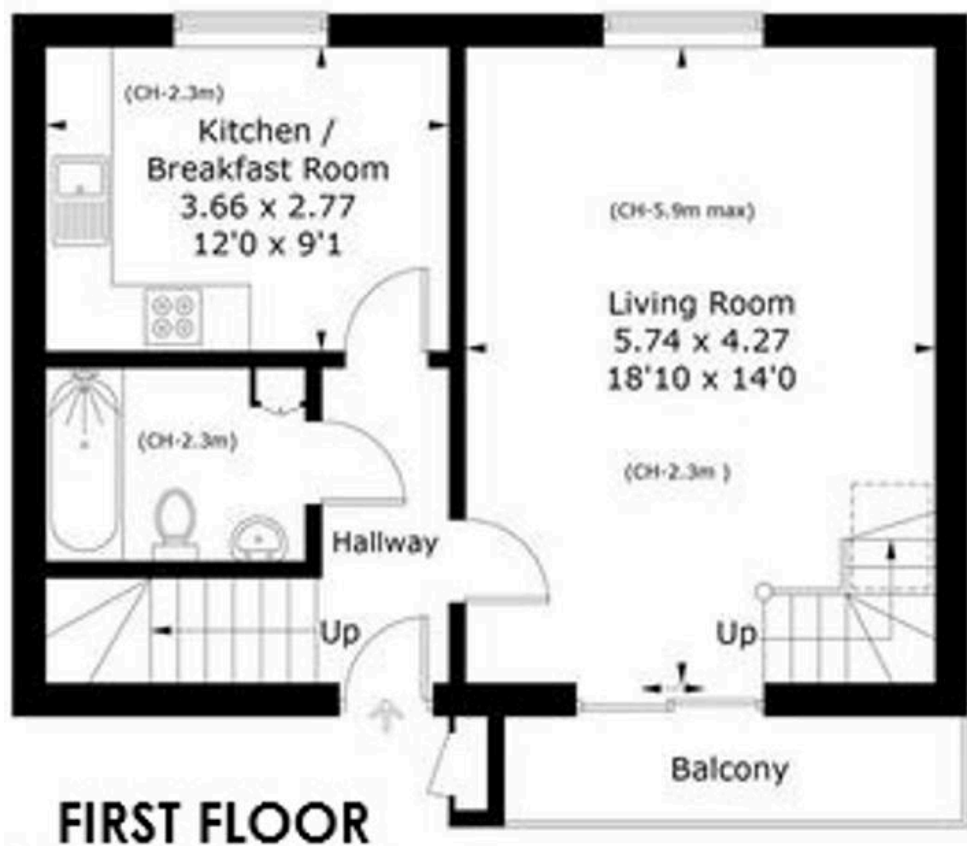


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Approximate Gross Internal Area = 81.0 sq m / 872 sq ft



= Reduced headroom below 1.5m / 5'0"



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. (ID1102472)

Location – Pound Farm Road is located approximately a one mile level walk from the Chichester's historic city centre and its many shops, restaurants, pubs, cafes and notable attractions such as the renowned Pallant House Gallery and Festival Theatre, along with the city's mainline rail station, the latter offering services to London Victoria. There are also local amenities nearby which include a convenience store and recreation ground. A short drive to the north of Chichester lie the rolling foothills of the famous South Downs National Park and the popular Goodwood Estate offering its many motor car and horse racing events. To the south is the Chichester Harbour area, its calm waters popular for water sports and sailing and at the entrance to the harbour lie the beaches of West Wittering and East Head.

Directions – From The Hornet, proceed east out of Chichester and after passing The Four Chesnuts public house take the next turning on the left into Pound Farm Road. Take the next turning on the left and the apartment block is on your left. what3words – fine.pipe.effort

Chichester District Council – 25/26 Tax Band B £1,817.72
EPC–C

Lease – 93 years remaining

Service Charge – £300 pa

Ground Rent – £10 pa

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

