



**14 Tannery Close, Chichester, PO19 3EY**

Guide Price £325,000

# 14 Tannery Close, Chichester

A most impressive purpose built quality apartment.

- Situated just half a mile walk from the city centre.
- Own private exterior front door
- Ground floor apartment
- South facing sitting room
- Well fitted kitchen
- En-suite principal bedroom
- Second bedroom
- Bathroom
- Garage and visitor parking
- Communal garden

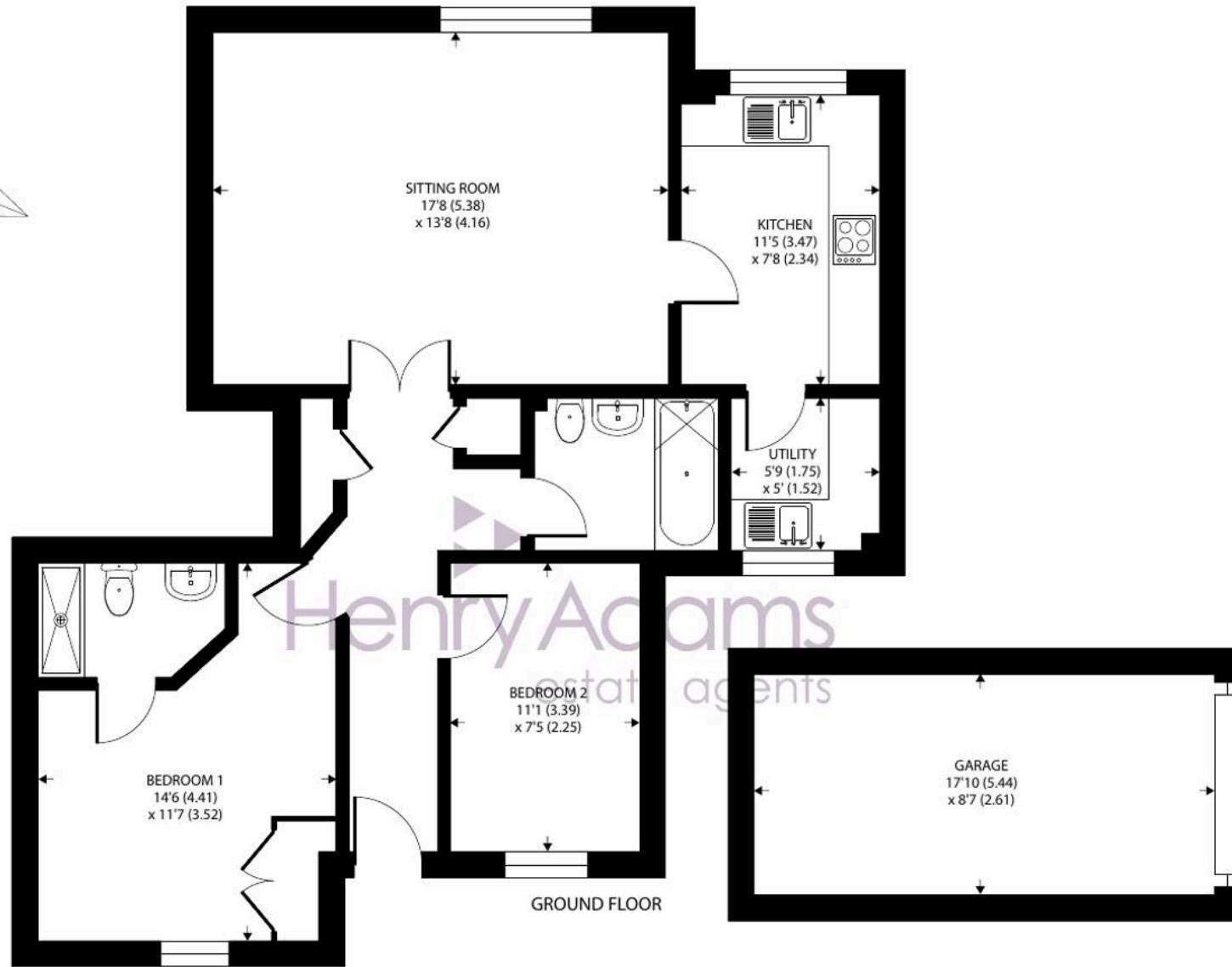
A beautifully presented two-bedroom ground-floor apartment, built in 2002, forming part of a small and exclusive development of similar quality properties. The apartment enjoys a convenient location, just a level half a mile walk from the city centre shopping precinct.

The property benefits from its own private entrance directly from the well-maintained communal garden. Inside, a welcoming entrance hall leads through glazed double doors into a bright, south-facing sitting room. The kitchen is fitted with attractive shaker-style units and features integrated appliances including an electric oven, gas hob, fridge, freezer and dishwasher. A separate utility incorporates a washing machine and separate dryer. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a separate bathroom.

The development is approached via an attractive lychgate-style archway and is surrounded by neatly maintained communal gardens. Additional benefits include a garage and visitor parking. An ideal main residence or a low-maintenance "lock-up-and-leave" holiday home.







Approximate Area = 781 sq ft / 72.5 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 934 sq ft / 86.7 sq m

For identification only - Not to scale



**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 and attractions such as The Pallant House Gallery, renowned Festival Theatre along with the city's mainline rail station are all within easy reach. To the north of Chichester lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south are the clam waters of Chichester Harbour, popular with sailors and at the mouth of the harbour are the beaches of West Wittering and East Head.

**Directions** - From the end of West Street proceed straight over the roundabout into Westgate, take the third turning on the left into Tannery Close. What3words - grows.maple.host

Lease: 125 Years from 1st Jan 2002

Ground Rent: Not payable

Service Charge: £2,903.75 pa

Pets are not permitted

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

EPC-C

**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)

