



**17 Waterfield Gardens, Chichester, PO19 3DE**

Guide Price **£210,000**

## 17 Waterfield Gardens

A purpose built apartment in a convenient location.

- Purpose built apartment
- First floor
- Modern kitchen open plan to sitting/dining room
- Two bedrooms
- Shower room/WC
- Allocated parking space
- Visitors' parking
- Chain free
- Close to amenities
- Viewing recommended

Discover this superb first-floor purpose-built apartment, offering modern, comfortable living in a highly convenient location. Featuring a stylish open-plan kitchen, sitting and dining area with a bright dual aspect and Juliet balcony, this home is perfect for relaxing or entertaining. With two well-proportioned bedrooms, a sleek shower room/WC, and the added benefit of an allocated parking space plus visitor parking, it ticks all the boxes. Chain-free and close to local amenities, this is an ideal opportunity for first-time buyers, downsizers or investors. Early viewing is highly recommended.

Tenure –Share of freehold with a lease approximately 107 years remaining.

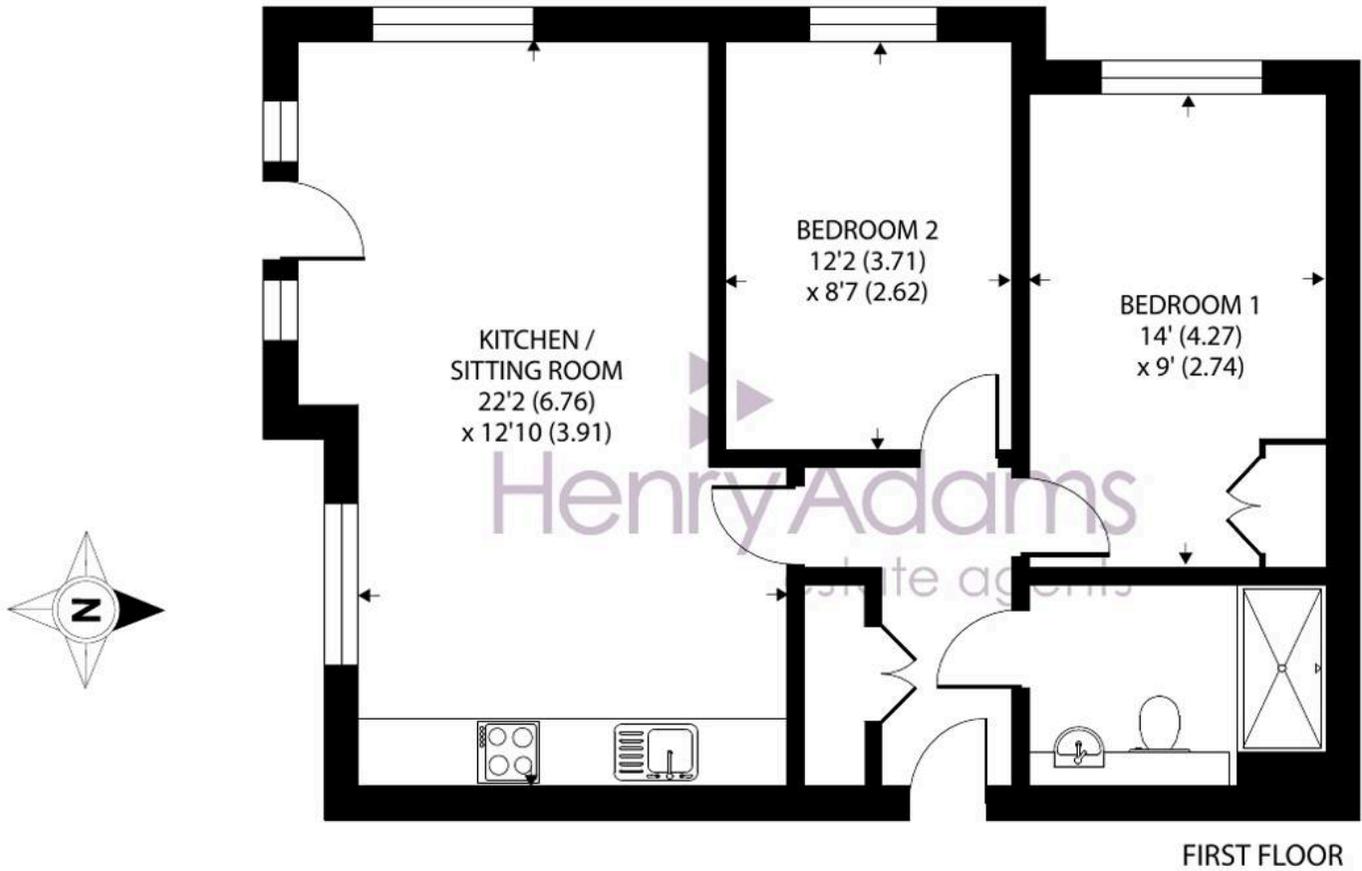
Ground Rent – NA

Service Charge – We understand from our client it is currently £229.42

Chichester District Council – 25/26 Tax Band C  
£2,077.38 EPC-C







Approximate Area = 645 sq ft / 60 sq m  
For identification only - Not to scale



**Location** - The property is about a mile from Chichester train and bus station and the city centre, whilst also being close to the village of Fishbourne, with the convenience of the nearby Tesco supermarket. 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 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** - From Westgate proceed out of Chichester towards the A27. After the second roundabout take the first turning on the right, signposted to Tesco superstore. At the mini roundabout continue straight ahead along Fishbourne Road East. Waterfield Gardens is the fourth turning on the right and the apartment block is on your right. what3words - tweeted.treaty.sample

**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)

