



Flat 7 City Chase, Needlemakers, Chichester, PO19 7LD

Guide Price £227,500

Flat 7 City Chase, Chichester

An excellent opportunity for a main residence or buy-to-let investment.

- No onward chain
- Ideal 'buy-to-let' or main home
- First floor apartment
- Bright dual aspect sitting room
- Bathroom with shower
- Garage in central courtyard
- New windows 2023

Rarely available, this bright and well-presented purpose-built first-floor apartment is ideally located just a level 1/3-mile walk from the city centre shopping precinct. The property further benefits from a private garage within the central courtyard and a communal entrance shared with only one other apartment.

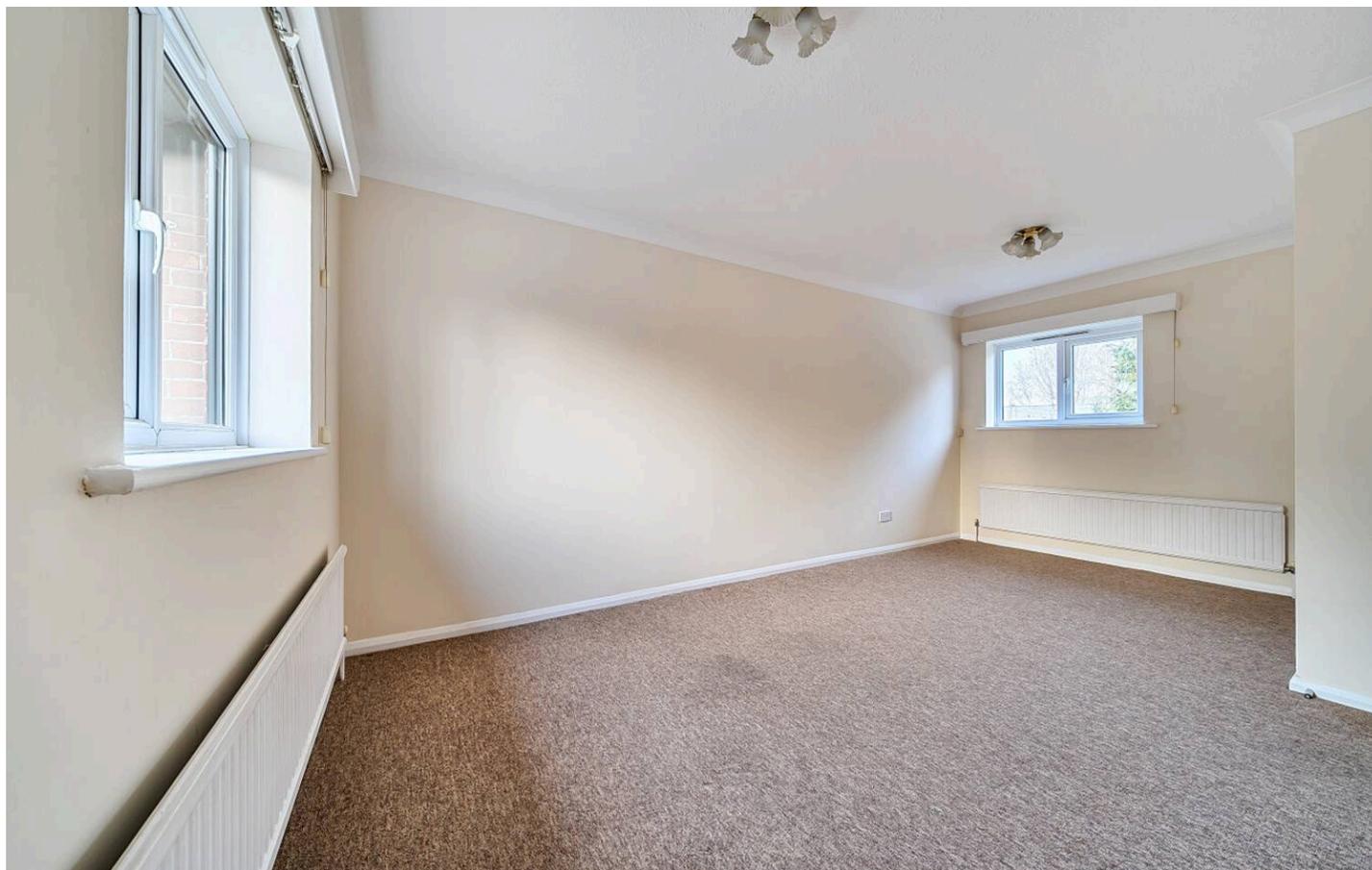
The accommodation comprises an entrance hallway, a sunny dual-aspect sitting room with east and west facing windows, a fitted kitchen, two well-proportioned bedrooms, and a bathroom with an electric shower over the bath. The apartment is heated by gas central heating via radiators.

Both the windows and gas boiler have been replaced, offering improved efficiency and peace of mind.

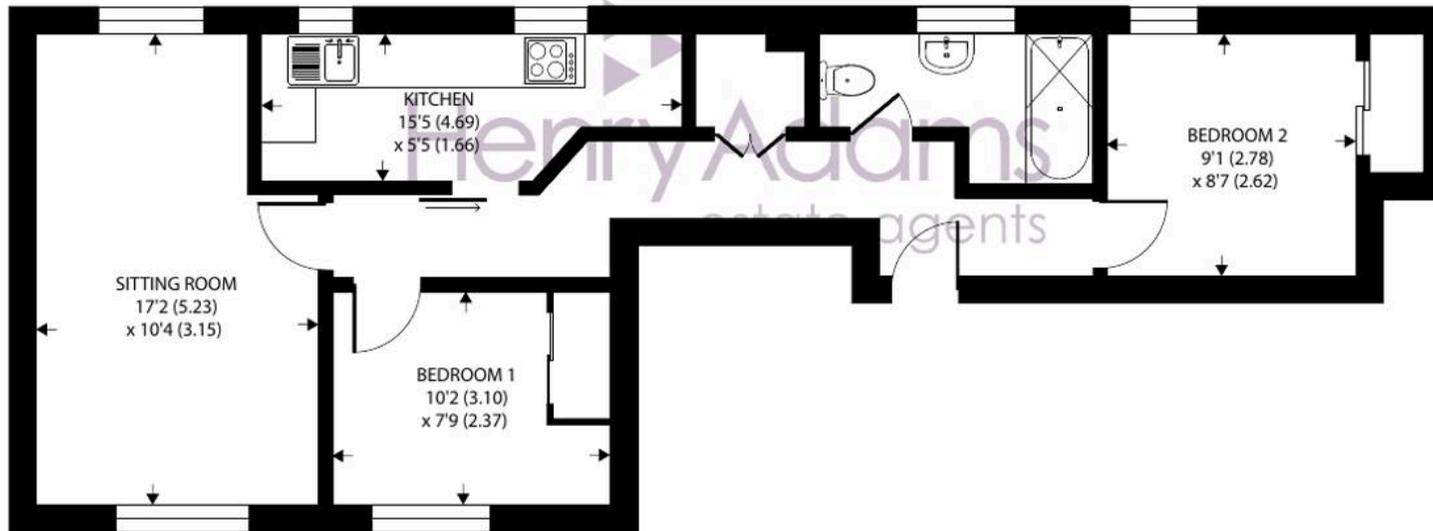
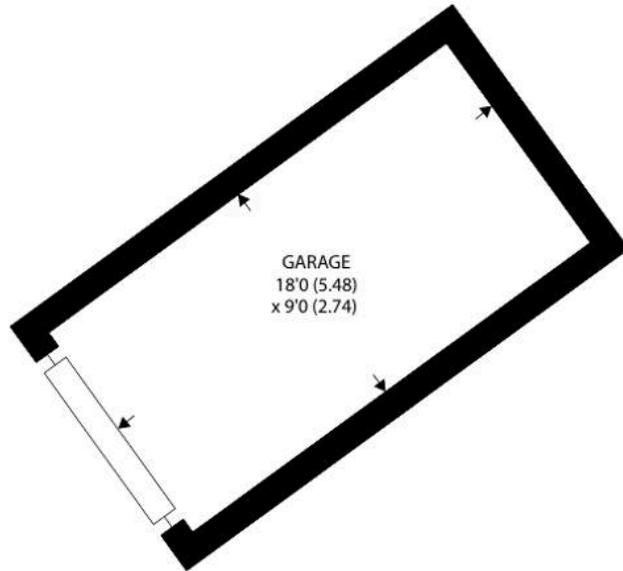
Lease: 999 year lease granted 2025

Service Charge: 7 City Chase has a share of the freehold and the service charge is currently £2,850.61 pa

Ground Rent: N/A







FIRST FLOOR

Approximate Area = 593 sq ft / 55 sq m

Garage = 162 sq ft / 15 sq m

Total = 755 sq ft / 70 sq m

For identification only - Not to scale



Location - The property can be found within a third of a mile level walk of the pedestrianized city centre and occupies a wonderful position adjacent to Litten Gardens recreational ground. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a service to London Victoria. Goodwood is famous for its many event days. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area has beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From the end of East Street proceed east along St Pancras on the one way system bearing right toward The Hornet into The Needlemakers. City Chase will be found immediately on the left. What3words - [square.enable.tube](https://www.what3words.com/square.enable.tube)

Chichester District Council - 25/26 Tax Band C £2,077.38
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](https://www.henryadams.co.uk)

