



17 Caernarvon Road, Chichester, PO19 7YB

Guide Price £175,000

17 Caernarvon Road, Chichester

An ideal first home or buy to let investment.

- A purpose built ground floor apartment
- Own front door onto street
- Double bedroom
- Bathroom
- Convenient location
- Easy access to A27
- Bus stop & Co-op store within 1/4 of a mile
- Re-decorated Jan 2026

This purpose built one bedroom apartment is conveniently situated on the popular Arundel Park development, about a mile level walk from the city centre.

The property has the distinct benefit of its own private front door direct onto the street and a second exterior door from the bedroom to the allocated parking space at the rear.

A small open plan hallway area opens to the living space which is also open plan and is informally subdivided into a sitting room, dining room and kitchen areas. An inner hall leads to the bedroom and bathroom.

The property has electric heating and is being sold with no onward chain.

Lease: 150 years from 29/09/85

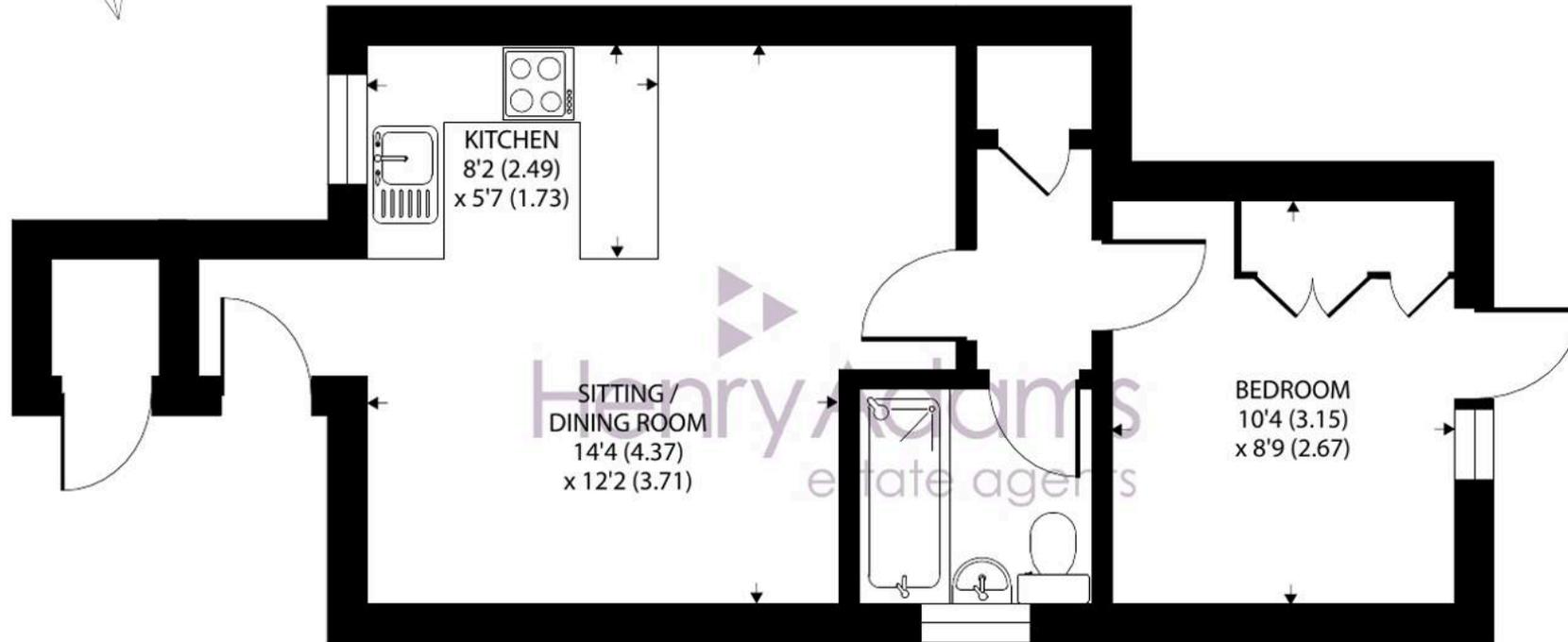
Service Charge: £1,004 pa (2024/25)

Reserve Fund: £145.10 pa (2024/25)

Ground Rent: £150 pa (2024/25)

Chichester District Council - 25/26 Tax Band B £1,817.72
EPC-D





GROUND FLOOR

Approximate Area = 377 sq ft / 35 sq m

For identification only - Not to scale



Location - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 superb 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 east out of Chichester along the Bognor Road. After passing the Co-operative, turn left into Florence Road. Take the first turning on the right into Windsor Road and then second right into Sandringham Road. At the end turn left into Chatsworth Road and Caernarvon Road is the second turning on the left. No 17 is on the left. What3words - rivers.quick.putty

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

