



Flat 5 Sharp Garland House, East Walls, Chichester, PO19 1EX

Guide Price £240,000

Flat 5 Sharp Garland House, Chichester

A spacious apartment conveniently located in the heart of the city centre.

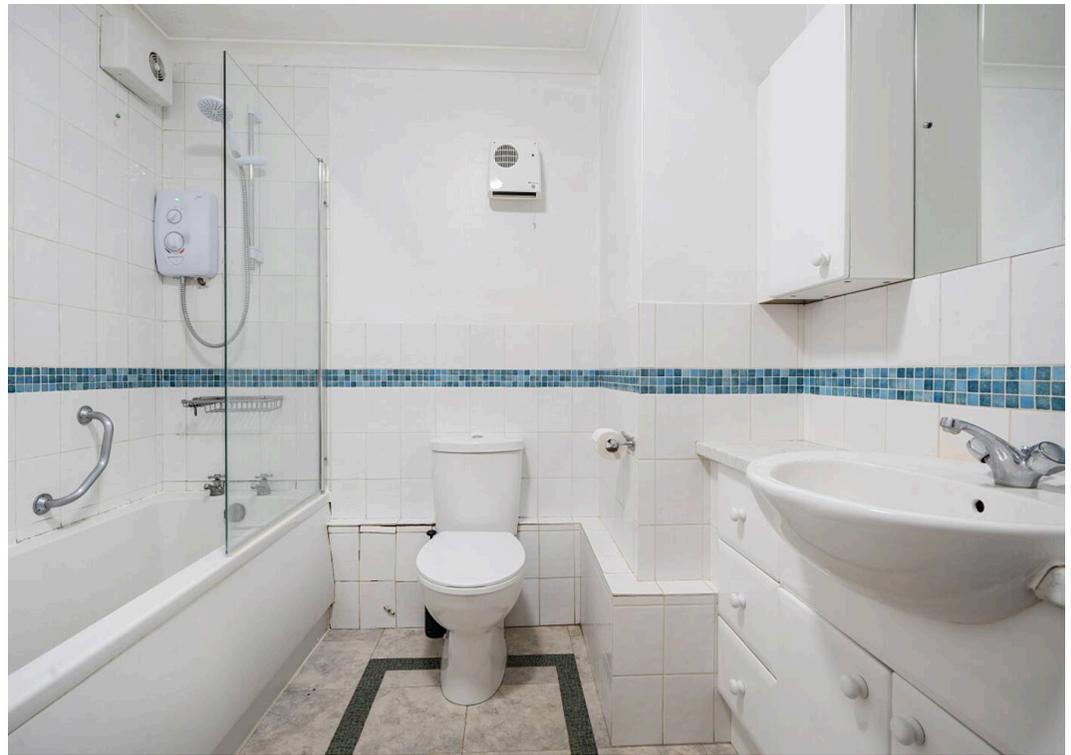
- First floor apartment
- Easy access to city centre shops, restaurants and bistros
- Sunny 22' dual aspect sitting room
- Two well-proportioned bedrooms with built-in wardrobes
- White bathroom suite
- Classic kitchen
- Security entry phone system
- Ideal home or investment
- No onward chain

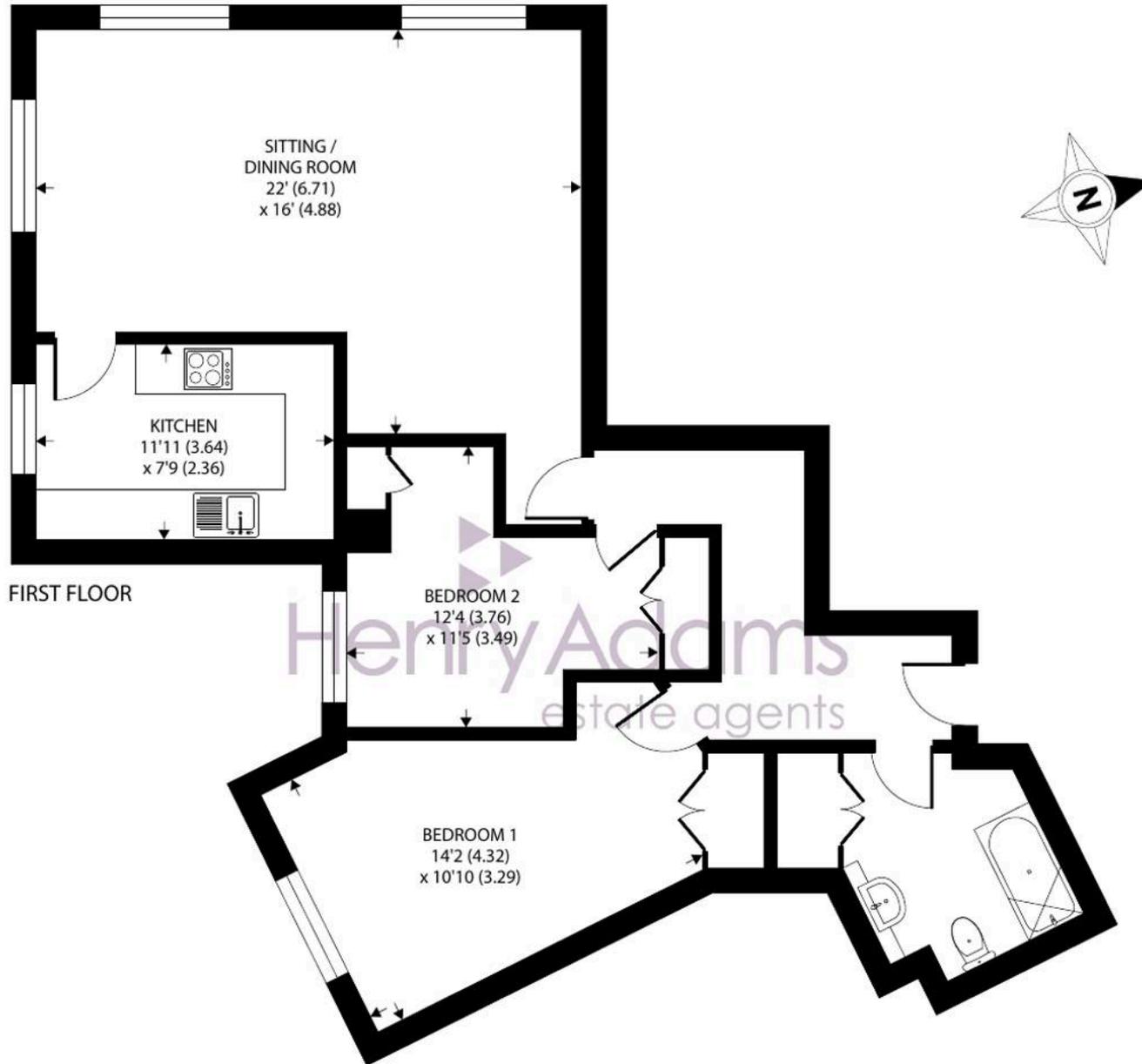
A bright, purpose-built two-bedroom first floor apartment ideally located in the heart of the city centre, adjacent to the ancient city wall. The development benefits from gated access with steps leading to the main entrance, a security entry phone system and well-maintained communal areas.

The accommodation comprises an entrance hall and a spacious 22ft dual-aspect sitting/dining room with attractive south and west facing aspects, providing excellent natural light throughout the day, ideal for both relaxing and entertaining. The kitchen is fitted with classic shaker-style units and complemented by granite worktops, an electric oven and hob with cooker hood. There are two well-proportioned bedrooms, both benefitted from built-in wardrobes and a bathroom featuring an electric shower over the bath.

The apartment is ideally positioned within easy reach of an excellent variety of bistros, restaurants,







Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



Offered with no onward chain, this apartment combines a central location with comfort and convenience.

Chichester District Council - 26/27 Tax Band D £2,492.15
EPC-D

Lease: 125 years from 01.03.1985

Service Charge: £1570.58 paid in 2 six month instalments on the 1st Jan and 1st July.

Ground Rent: £100 pa

Location - Sharp Garland House can be found within yards of the pedestrianized city centre and occupies a wonderful position close to the old city walls. 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 regular service 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 - By foot, from our office proceed northward along Baffins Lane, turning right at the junction into East Street. Sharp Garland House can be found just before the end of East Street on the left hand side. what3words - pose.gallons.number

