



23 Tudor Close, Chichester, PO19 5QZ

Guide Price £295,000



## 23 Tudor Close, Chichester

A bright spacious apartment situated in a much sought after cul-de-sac setting in Summersdale.

- Versatile accommodation
- Ready to be updated
- Sunny dual aspect sitting room
- Principal bedroom with en suite bathroom
- Attractive communal garden view
- Garage in courtyard
- No onward chain

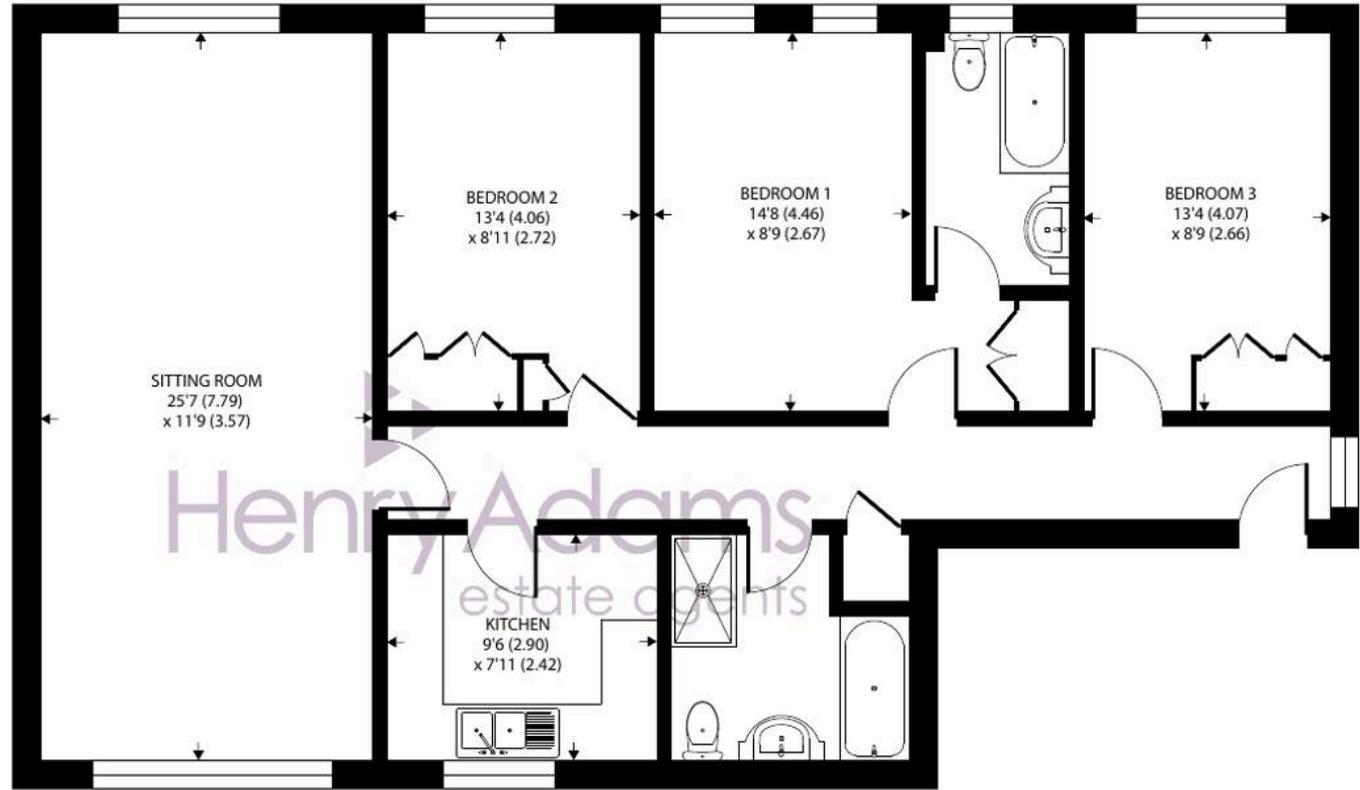
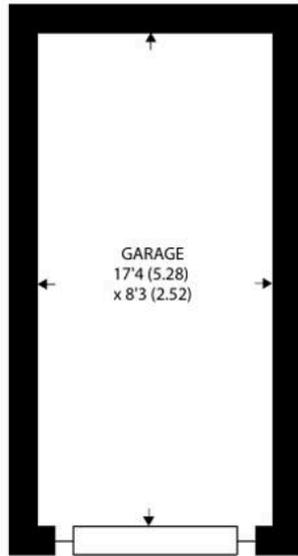
A spacious 1,037 sqft three-bedroom first floor apartment, ideally positioned in a highly sought after cul-de-sac in Summersdale, approximately 1¼ miles north of the city centre.

The property offers a blank canvas for modernisation and improvement, presenting an excellent opportunity for buyers to personalise the space to their own taste. The bright, dual-aspect sitting room enjoys a sunny north-south orientation and features a large picture window overlooking attractive communal gardens. The versatile accommodation has previously been arranged as two generous double bedrooms and a well-proportioned study, making it ideal for flexible living or home working. The principal bedroom benefits from an en-suite bathroom, while the apartment is further enhanced by a secure entry phone system. Externally, the property includes a single garage located in a nearby courtyard.

Offered with no onward chain, this apartment combines space, location, and potential in one of the area's most desirable residential settings.







FIRST FLOOR

Approximate Area = 1037 sq ft / 96.3 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 1180 sq ft / 109.5 sq m

For identification only - Not to scale



Lease: 125 years granted 01/04/2000

Service Charge: £2,079.88 pa

Ground Rent: N/A

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

**Location** - Nearby is the Centurion Way cycle/footpath which runs to Chichester to the south and West Dean/Goodwood to the north. There is a convenience store, doctors' surgery with pharmacy and a bus service runs every 30 minutes into Chichester. 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 the Northgate roundabout proceed north along the A286 Broyle Road (signposted to Midhurst). As you proceed into Lavant Road, Tudor Close is the first turning on the left

**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

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