



Flat 59 The Maltings, Henty Gardens, Chichester, PO19 3DW

Guide Price £99,950

## Flat 59 The Maltings, Chichester

Top floor retirement apartment close to the city centre.

- Top floor flat
- Lift to all floors
- One bedroom
- Sitting room and kitchen
- Vacant possession
- Communal Gardens
- Laundry Facilities
- Residents Lounge
- Two guest suites
- House manager

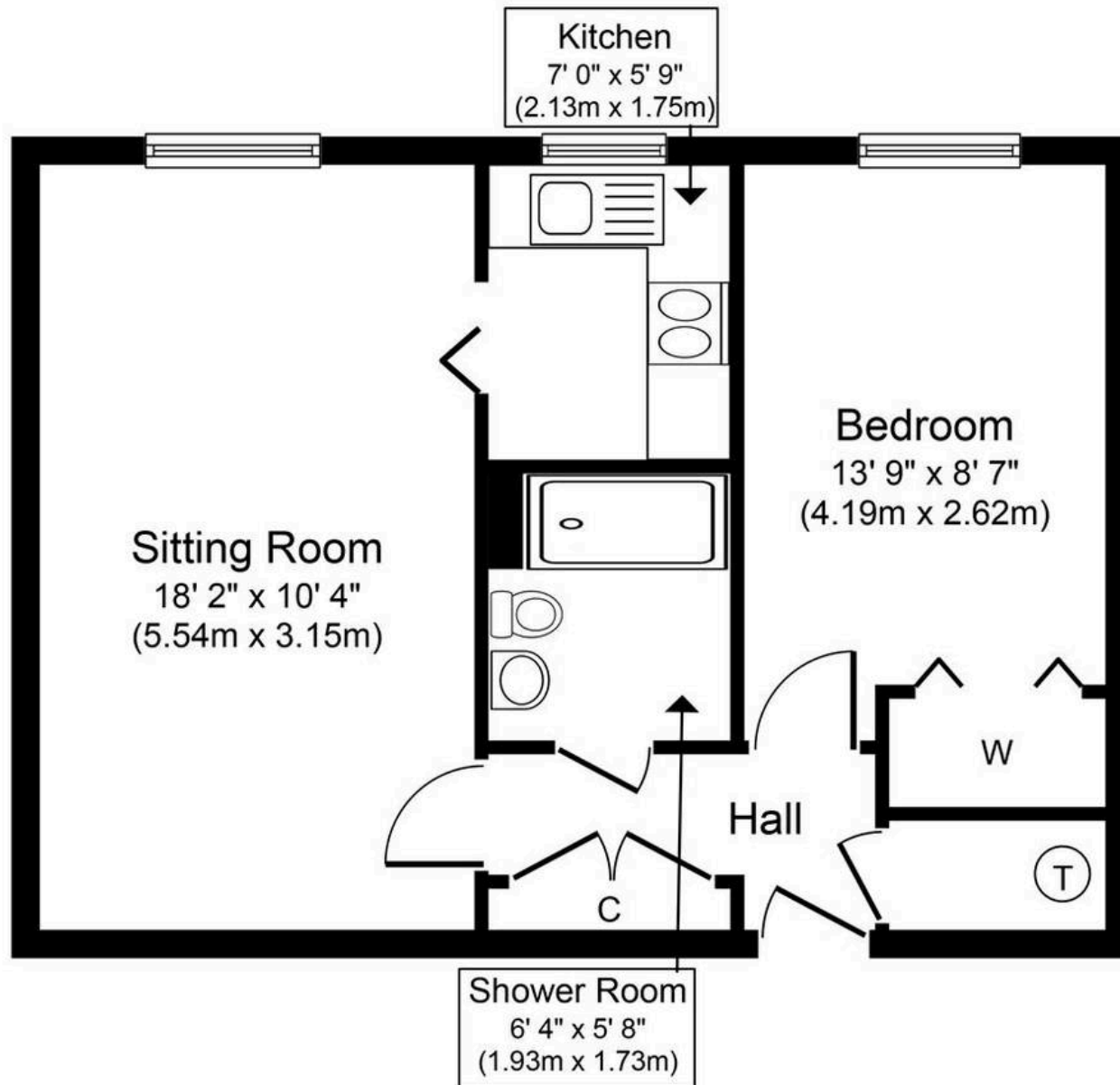
Presenting a charming one bedroom retirement property located on the top floor of a well-maintained building. This peaceful flat offers a comfortable living space within a friendly community environment.

Residents of this property not only have the benefit of a cosy bedroom but also have access to communal gardens that provide a tranquil setting to enjoy the outdoors. Additionally, the property features laundry facilities, offering convenience to residents.

For social gatherings or relaxation, a residents lounge is available, creating a warm and welcoming space for neighbours to come together for activities or simply to unwind.

This property is ideal for those seeking a peaceful and secure retirement living environment, where socialising with like-minded individuals is made easy. Don't miss out on the opportunity to own this delightful retirement flat that offers a blend of comfort, convenience, and community living.





**Approximate Floor Area**  
**460 sq. ft.**  
**(42.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Location** - A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

**Directions** - From the end of West Street proceed straight over the roundabout into Westgate. Take the first turning on the right into Henty Gardens and proceed to the end where the apartment block is on the left. what3words - reply.clip.formal

Tenure - leasehold. We understand the property to be leasehold with 99 years from 1985.

Chichester District Council - 26/27 Tax Band C £2,215.25 EPC-D

**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)

