



**Flat 1, 13 The Hornet, Chichester, PO19 7JL**

Guide Price **£165,000**

# Flat 1, 13 The Hornet, Chichester

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- Vacant possession
- Character split level apartment
- First floor
- Southerly aspect
- Central location
- One bedroom
- Modern kitchen and bathroom

A well-presented one-bedroom first-floor flat, perfectly suited as a first-time purchase or an attractive buy-to-let investment. Showcasing charming period features, including elegant sash windows, the property enjoys a bright and airy ambience with a desirable southerly aspect.

The accommodation comprises a generous double bedroom, a sitting room, a modern bathroom and a light-filled kitchen/breakfast room. Ideally positioned just to the east of the city centre, the flat benefits from convenient access to a wide range of local amenities and excellent transport links.

Offered with no onward chain, this appealing property is ready for immediate occupation. Early internal viewing is highly recommended to fully appreciate the quality and character on offer.

Lease: 125 years granted 25/03/1995

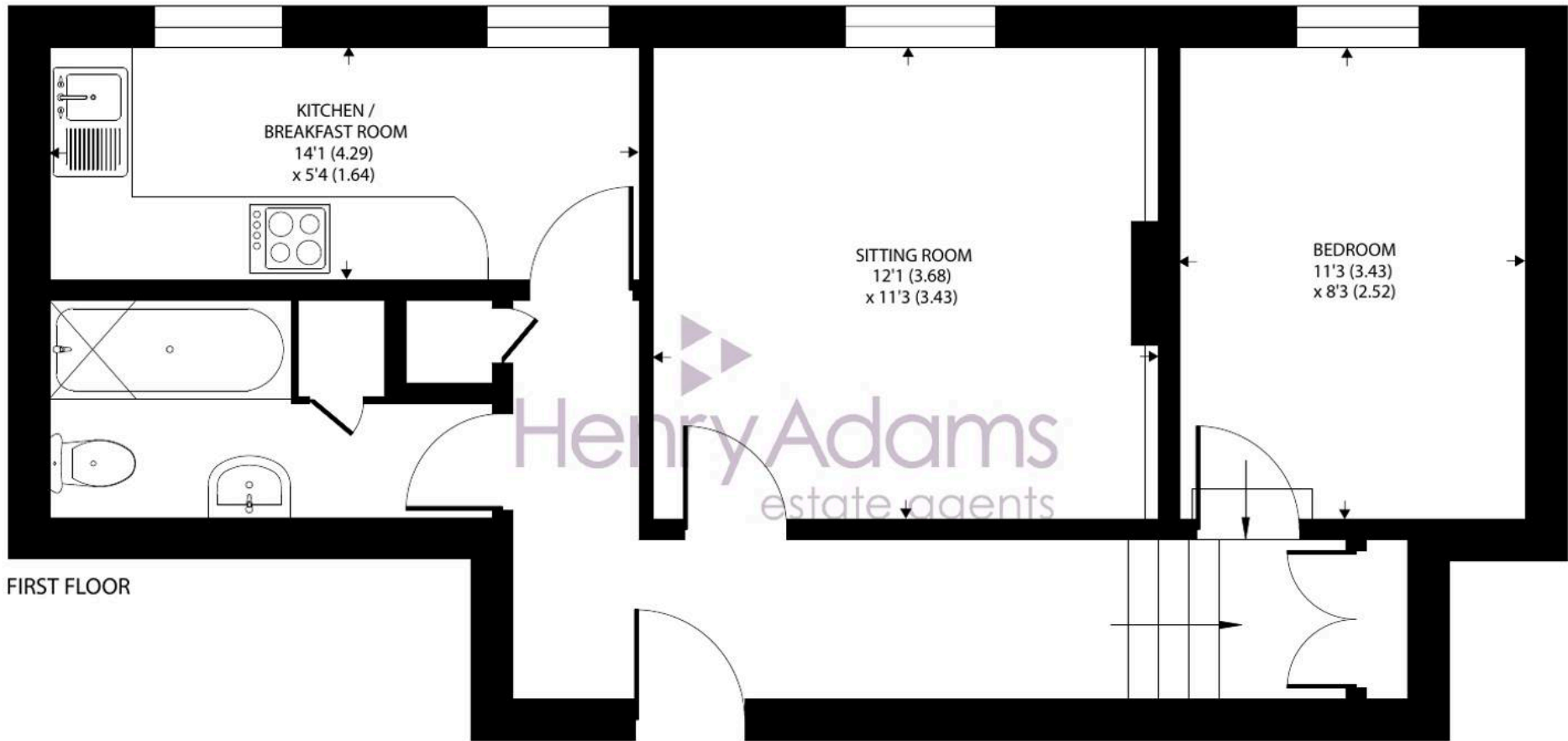
Service Charge:

Ground Rent:

Chichester District Council - 26/27 Tax Band B  
£1,938.33 EPC-C







Approximate Area = 488 sq ft / 45.3 sq m

For identification only - Not to scale



**Location** - The Hornet 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** - On foot proceed to end of East Street. With the Giggling Squid restaurant in front of you, proceed to the right where the apartment is a short distance down on the left (front door to the left of Run Company). what3words - fence.long.relay

**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)

