

CHARLES PECK

Sales • Lettings • Valuers



5 The Chambers, Chapel Street, Chichester, PO19 1DL Guide Price £268,000

A spacious and modern first floor apartment, with two bedrooms and allocated parking, situated within the heart of Chichester's historic city.

NO FORWARD CHAIN

**Entrance hall | Open plan living/dining kitchen | Two double bedrooms |
Bathroom | Gas central heating | Double glazing | Allocated parking space**

Location

Ideally situated within the historic city walls and a just a stones throw from the Chichester Cathedral, also nearby are a fantastic range of facilities including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre and mainline railway station with services to London Victoria. Just a short drive to the south are the sandy beaches of Witterings and sailing can be enjoyed at Itchenor and Birdham Pool. The Goodwood Estate can be found just north of Chichester, within the beautiful foothills of The South Downs National Park and offers great enjoyment for both horse and motor car enthusiast via its annual events.

Entrance hall

**Open plan living/dining kitchen 25'4 x 14'3
(7.72m x 4.34m)**

Bedroom one 12'13 x 12'3 (3.66m x 3.73m)

Bedroom two 12'4 x 7'9 (3.76m x 2.36m)

Bathroom 9'8 x 7'2 (2.95m x 2.18m)

Outside

There is an allocated parking space.

Council tax band

D

Tenure

The property has a share of the freehold with 150 years from 1st January 2015.

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services


If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.

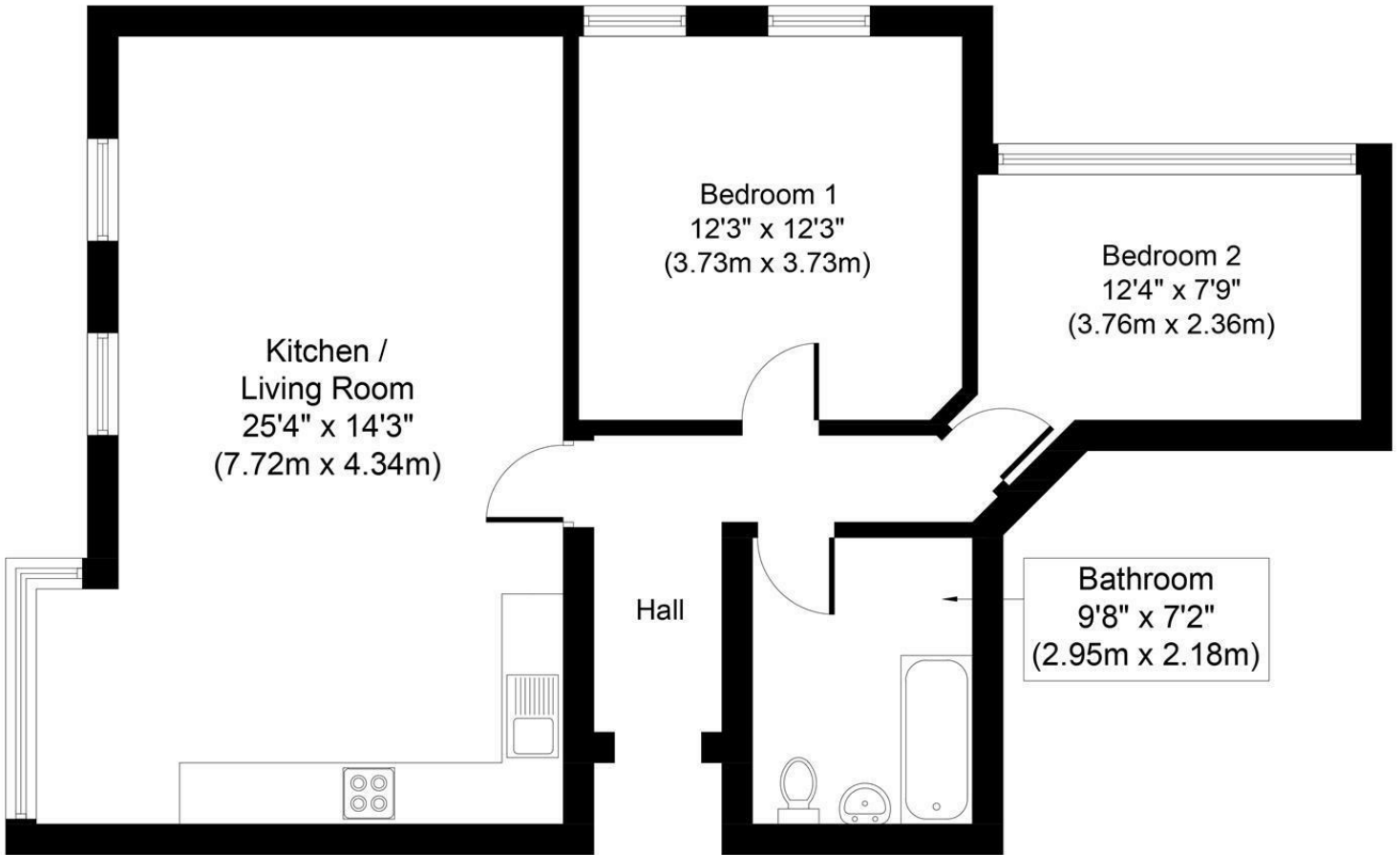
Service charge

£1,246 per annum. A purchaser would have to ask their solicitor to check these details.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Floor Area
796 Sq. ft.
(74.0 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. 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.

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