



TUDOR CLOSE

CHICHESTER, PO19 5QZ

£350,000
OFFERS OVER

A modern ground floor apartment with a private terrace and garage set within a well-kept and popular cul-de-sac in the desirable Summersdale area of Chichester.



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TUDOR CLOSE

Gas fired central heating | Large sitting/dining room | En-suite master bedroom | Modern family bathroom | Allocated parking bay plus garage | No onward chain



Located within the tree lined and leafy Summersdale area of Chichester, just north of the city's historic and vibrant centre, Tudor

Close is perfectly situated to provide tranquil city living within a modern and practical shell. Although not far from the city centre, Summersdale also has a number of key local amenities which include a GP surgery, gym, and a convenience store and post office. The Goodwood Estate lies a short drive to the north (within the South Downs National Park) and offers activities such as golf, tennis and both horse and motor car racing. The apartment itself has been sympathetically updated by the current owner to offer modern and light accommodation throughout and also has the benefit of a private terrace, perfect for alfresco dining or simply sitting out with a good book.

Accommodation

Once inside the updated and spacious accommodation is arranged over one level. There is an entrance hall leading to a good-sized family bathroom, a double bedroom with ample built-in storage and beyond into a modern fitted kitchen. A large 17.6ft sitting/dining overlooks a pretty and well-kept inner courtyard area of the development and also has access onto the private terrace via French doors. A stunning en-suite master bedroom, again with ample built in storage completes the

accommodation.

Outside

There is a garage located within the development a short distance from the apartment and one allocated parking bay with further visitor parking located close by.

Location

The apartment is located on one of Chichester's most desirable cul-de-sac developments within the tree lined and leafy Summersdale area, just to the north of the city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the South of the city is Chichester Harbour (designated an area of outstanding natural beauty), and within lies the blue flag beach of West Wittering.

Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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Tudor Close, Chichester

APPROX. GROSS INTERNAL FLOOR AREA 810 SQ FT 75.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

