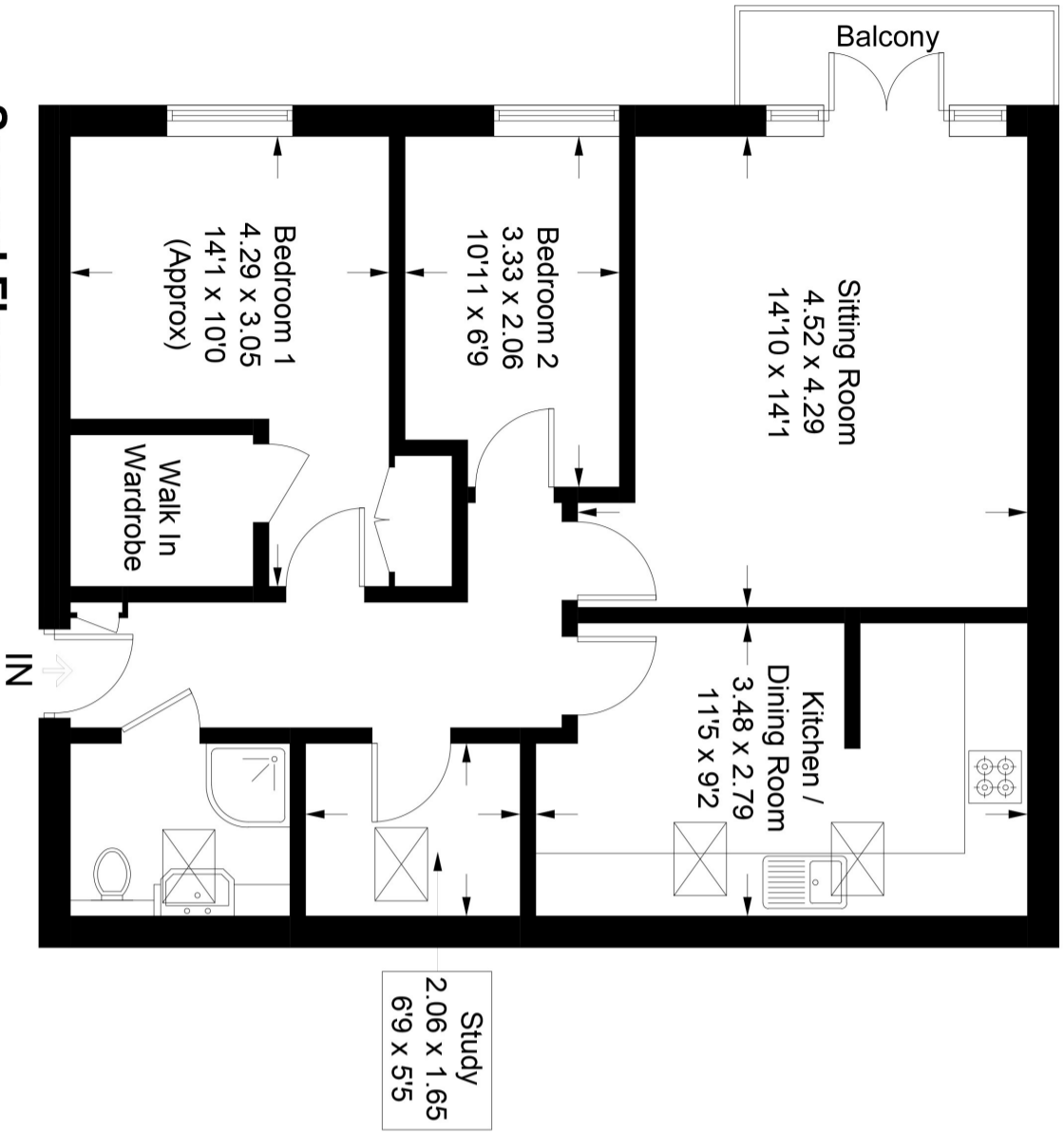


20 William Cawley Mews, Broyle Road, PO19 6AD

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft

Produced for Stride & Sons Estate Agent.



Score	Energy rating	Current	Potential
92+	A	79 c	79 c
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID731385)



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Chichester

20 William Cawley Mews, Broyle Road, Chichester, PO19 6AD.

Situated in a prime central location in Chichester, adjacent to the renowned Festival Theatre, close to Oaklands Park and only a short walk from the top of North Street and the city centre shops, 20 William Cawley Mews is a spacious and beautifully presented top floor apartment forming part of a much sought after gated development constructed around 2004. Features to note include a sitting room with a westerly aspect balcony overlooking Cawley Chapel, a stylish modern kitchen/dining room with a range of built-in appliances, 2 bedrooms (one with walk-in wardrobe, which was originally an ensuite), a useful study/dressing room and a refitted shower room/WC. The property also benefits from gas central heating, double glazing, a lift service and security entry phone system. Outside, there is a designated parking space (No.20), further parking for visitors, communal gardens and a communal bike and bin store.

Chichester's main shopping precinct offers an excellent range of independent shops as well as those with national brands, restaurants and bars. Priory Park, the Cathedral and Pallant House Gallery are also nearby along with sports facilities, a leisure centre with swimming pool, several supermarkets and a train station with services along the coast and to London Victoria.

The accommodation is arranged as follows:

Communal entrance hall with lift or stairs to 2nd floor. Private front door opening to:

ENTRANCE HALL: Security entry phone. Cupboard housing electricity meter and fuse box. Wood effect flooring. Radiator. Access hatch to roof space. Doors to:

SITTING ROOM: 14'10 x 14'1. Wood effect flooring. Radiator. Feature double glazed double doors with matching side windows to westerly aspect balcony with a view over communal gardens to Cawley Chapel.

STUDY: 6'9 x 5'5. Fitted corner desk with shelving. Radiator. Triple glazed Velux window.

KITCHEN/DINING ROOM: 11'5 x 9'2. Modern fitted kitchen comprising Silestone worksurfaces with drawers and cupboards under and a range of wall mounted cupboards above. Under-mounted sink with Quooker mixer tap providing hot, boiling, cold and filtered water. Fitted Neff electric oven and grill with inset Progress four-ring induction hob and Elica filter with light above. Integrated Progress slimline dishwasher. Integrated Zanussi washing machine. Integrated fridge and freezer. Pull-out storage unit. Tall, shelved storage unit. Storage cupboard housing Vaillant gas fired combination boiler. Recessed ceiling spotlights. Wood effect flooring. Radiator. Two triple glazed Velux windows.

BEDROOM 1: 14'1 x 10'. Recessed wardrobe. Walk-in wardrobe with fitted storage with hanging rails, recessed ceiling spotlights, tiled floor and towel radiator (formerly an ensuite). Fitted shelving. Radiator. Double glazed window.

BEDROOM 2: 10'11 x 6'9. Fitted wardrobe. Radiator. Double glazed window.

SHOWER ROOM/WC: Fitted shower cubicle. Wall hung WC with concealed cistern. Wash hand basin with mixer tap with fitted drawers and cupboards under. Tiled walls with shelved display recess with lighting. Fitted mirror fronted medicine cabinet. Tall, fitted mirror. Recessed ceiling spotlights. Tiled floor with electric underfloor heating. Towel radiator. Triple glazed Velux window.

SERVICES: All main. We understand from the vendor that since 2010 all properties within William Cawley Mews are now on water meter.

EXTERIOR: The development can be accessed via remote controlled security gates allowing vehicular or pedestrian access leading to well-tended communal gardens and parking for residents and visitors, including a designated parking space for flat 20. Communal bike and bin store.

TENURE: Leasehold and held on the remnant of a 125-year lease from 1st January 2003 (117 years unexpired).

SERVICE CHARGE: £2,100 per annum.

GROUND RENT: £250.00 per annum (£125 paid twice yearly).

GUIDE PRICE: £389,000 LEASEHOLD

DIRECTIONS: From the roundabout at the top end of North Street in central Chichester take the 3rd exit onto the A286 Broyle Road and after a short distance William Cawley Mews will be found on the right-hand side of the road just before the Festival Theatre. (Please note, there are two entrances to the development, No.20 being accessed through the North Gate).

Please Note: Neither the heating system nor the services have been checked by the Agents.

