

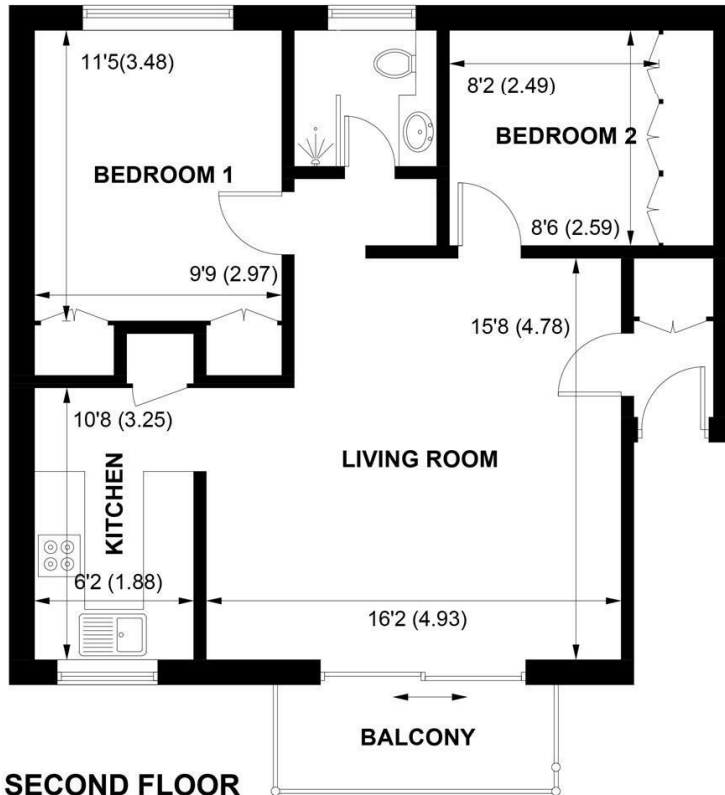


SW

Sims Williams

21 LANCASTRIAN GRANGE, TOWER STREET, CHICHESTER, WEST SUSSEX, PO19 1QL





APPROXIMATE GROSS INTERNAL AREA = 630 SQ FT / 58.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

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£315,000 Leasehold -

21 LANCASTRIAN GRANGE, TOWER STREET,
CHICHESTER,

- Chain Free
- Balcony
- Two Bedrooms
- Modern Fitted Kitchen
- Garage
- Stylish Shower Room
- Private Development
- City Centre Location

EPC RATING

Current = E
Potential = 78

COUNCIL TAX BAND

Band = C

Lancastrian Grange occupies a secluded spot just off Tower Street a stones throw from the Cathedral and is formed of a range of town houses and apartments amongst very well kept communal gardens. Located on the top floor you enter into a large, bright living dining room with access to the balcony and city views. Adjacent is the bespoke modern fitted kitchen with space for appliances, fitted units and eye level shelving.

To the rear are two well proportioned bedrooms with built in storage and a contemporary shower room with walk in shower and vanity unit.

Externally the property benefits from a west facing balcony enjoying sun from mid morning, a garage, communal gardens and visitors parking. The apartment includes a share of the freehold and there is an annual maintenance charge of £912.

Directions...

From our offices in Southgate proceed on foot up South Street . At the top of the road turn left into West

Street and then take a right into Tower Street opposite the Cathedral. Head past the public library and you'll find Lancastrian Grange on the right hand side.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



