



PRIORY ROW

CHICHESTER, PO19 1BW

£309,000
LEASEHOLD

A modern, light and well-equipped first floor city centre apartment with a multi-aspect set in the heart of Chichester.



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PRIORY ROW

Gas fired central heating | 2

Bedrooms | Modern family

bathroom | Cloakroom | Large

Open plan sitting/dining room |

Contemporary fitted kitchen |

City centre | No onward chain



Accommodation

Enter the modern and well-kept communal entrance hall via electric intercom entry

system with shallow stairs leading to the first floor. Once inside the apartment itself, the well-presented and light accommodation is arranged over one floor. There is an entrance hall which leads to a useful cloakroom, a modern family bathroom and beyond into a master bedroom complete with ample built in storage. A second bedroom and a large, west facing, open plan sitting/dining room complete the accommodation. The latter includes a contemporary fitted kitchen which has an integrated wine cooler and modern Siemens appliance's. Outside there is a secure communal bin store for use of the development.

Location

The property is located on North Street within the heart of Chichester. 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 its 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.

PRIORY ROW

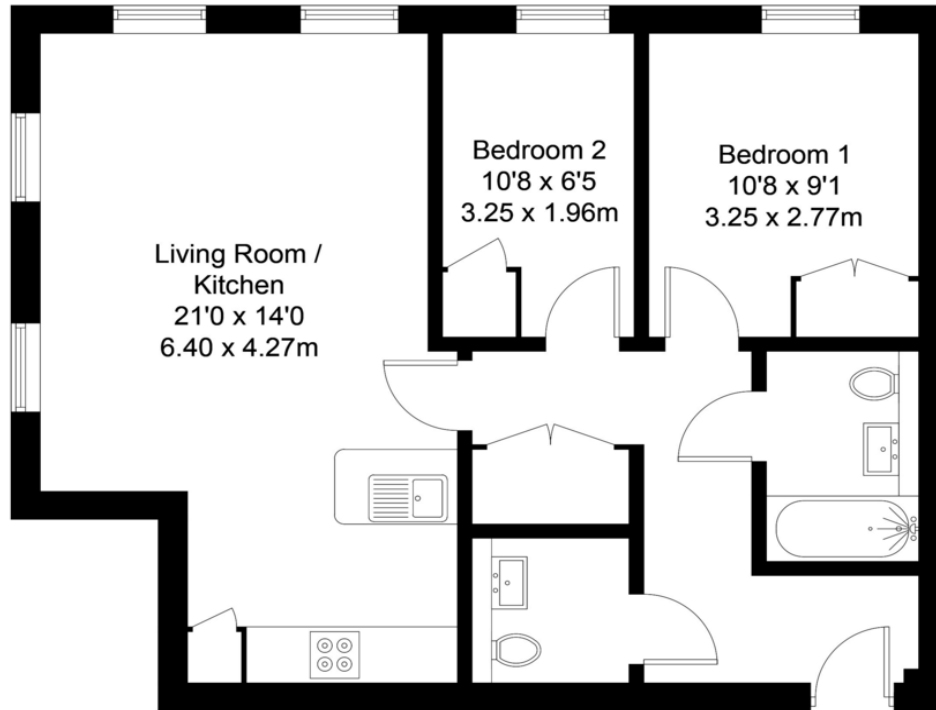


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APPROXIMATE GROSS INTERNAL AREA = 637 SQ FT / 59.2 SQ M



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FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID798871)

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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

