



# SHARP GARLAND HOUSE

CHICHESTER, PO19 1EX

**£230,000**  
LEASEHOLD

A well presented top floor 2 bedroom apartment situated within the heart of Chichester's vibrant and historic city centre. Offered to the market with no onward chain.



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## SHARP GARLAND

Top floor apartment | Open plan  
sitting/dining room | Fitted  
kitchen | City centre location |  
No onward chain



### Accommodation

The light and airy accommodation is arranged over one floor and has a westerly

facing aspect. As you enter there is an entrance hall (with store cupboard) leading to a well proportioned sitting/dining room which in turn leads into a modern fitted kitchen. Two bedrooms and a modern family bathroom complete the accommodation.

### Location

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.

## SHARP GARLAND





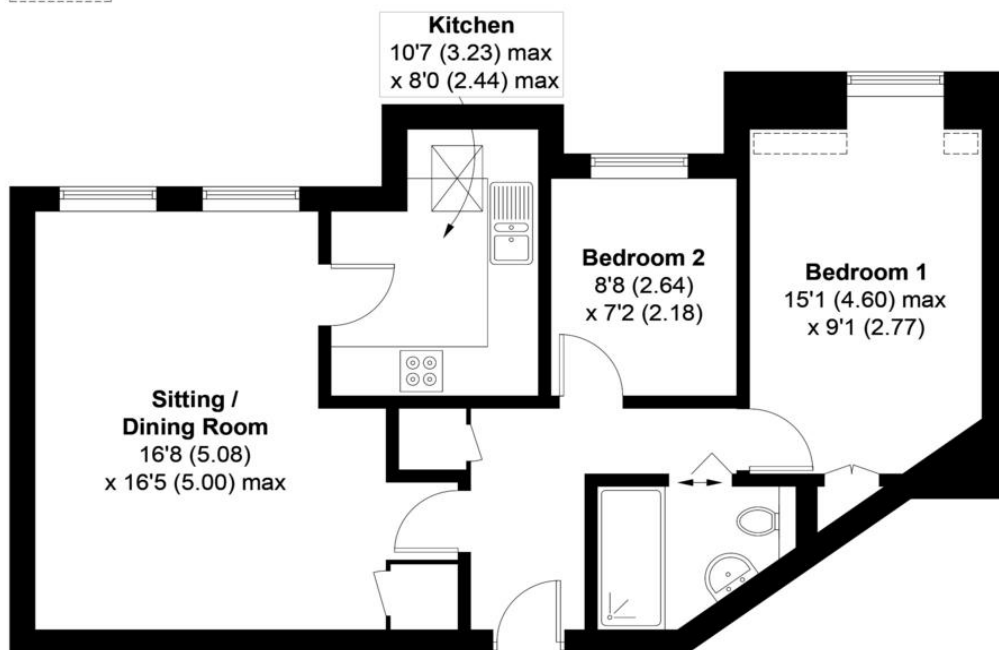
APPROXIMATE GROSS INTERNAL AREA = 635 SQ FT / 59 SQ M



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= Reduced headroom below 1.5m / 5'0



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. (ID816003)

Hancock & Partners

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## OFFICE

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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

