



**Flat 2,
13 The Hornet,
Chichester,
PO19 7JL**

Price Guide:
£175,000 Leasehold

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STRIDE & SON

Established 1890

A light and bright city centre apartment within a few minutes walk of the main shopping precinct.

Situated in the centre of the city a light and bright 1st floor apartment just 2 minutes walk from the main shopping precinct. Located at the rear of the building and being very quiet considering it's proximity to the city centre, the property benefits from high ceilings, large sash windows and offers 1 bedroom accommodation with a good sized kitchen/breakfast room and a modern bathroom.

DESCRIPTION:

From the communal entrance hall stairs lead to the 1st floor and to flat 2. A front door gives access to an entrance porch and to the large sitting/dining room with sash window and feature fireplace with double storage cupboard to one side. From the sitting room a door leads to a good sized kitchen with range of base and wall cupboards, stainless steel sink with mixer tap and space for oven with cooker hood over. There is also space for a fridge and dishwasher and ample room for a table and chairs. Also leading from the sitting/dining is the bedroom with ensuite bathroom comprising a panelled bath with

shower attachments, low level WC and wash hand basin.

Services: All main

Ground rent: £75 per annum.

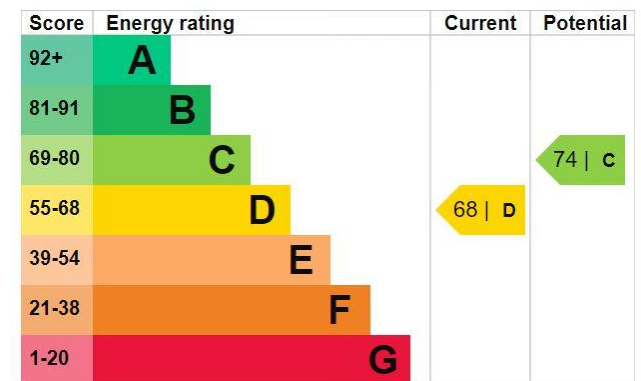
Service charge: £1,332 per annum (£9,000 in the reserve fund).

Tenure: 125-year lease from March 1995 (97 year unexpired).

Buildings insurance: £129.12 per annum.

Council Tax Band: Current Band – B.

EPC Rating: Band D



1



1



1



B



EPC

68



426
sq. ft.



LOCATION:

Within walking distance, Chichester offers a wide range of cultural, leisure and shopping facilities, including the Festival Theatre and Pallant House Gallery. The Goodwood Estate lies to the north and hosts horseracing events as well as the Festival of Speed and Revival Meetings. Water sports and sailing may be enjoyed from several centres around Chichester Harbour, with nearby Bosham being home to a popular sailing club. There is a railway station at Chichester providing services along the south coast and to London Victoria via Gatwick, or London Waterloo via Havant. The A27 provides access to the A3(M) and on to the M25, linking major road networks.




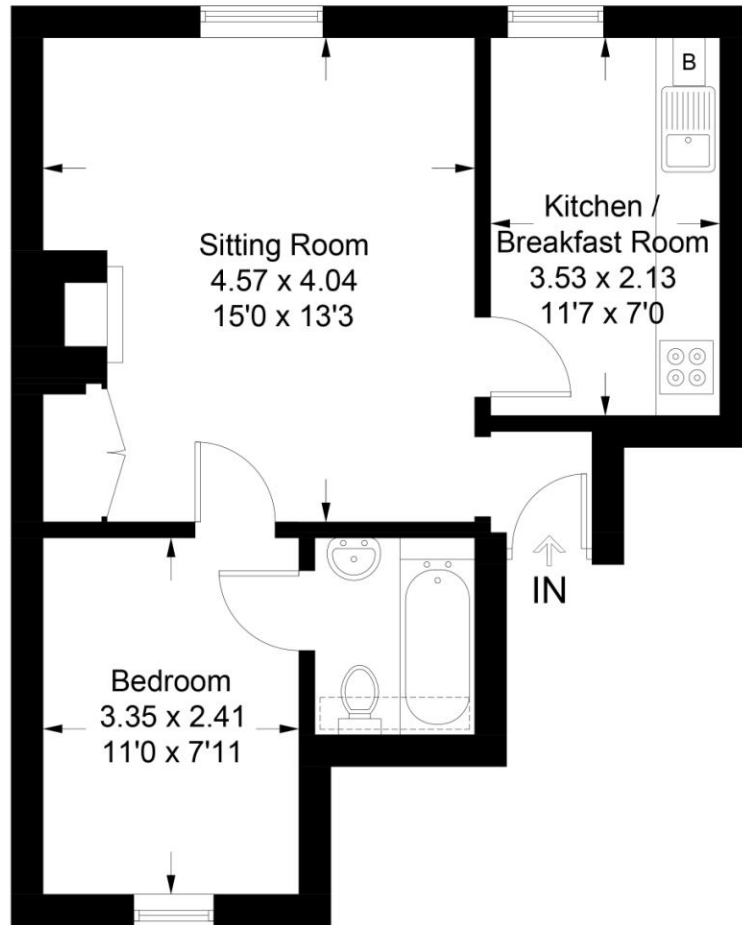
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Approximate Gross Internal Area = 39.6 sq m / 426 sq ft

Produced for Stride & Sons Estate Agent.



 = Reduced headroom below 1.5m / 5'0



First Floor

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 2023. (ID934920)

DIRECTIONS:

From our offices on St. John's Street proceed north to East Street and turn right. Proceed to the traffic lights and cross the road to Giggling Squid and keep the right where the door to the flat can be found just before The Run Company.

CONTACT

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