









# 1 Wharf House, Chichester

An exclusive ground floor waterside apartment situated in the heart of Chichester



- ▶ **A superb waterside apartment**
- ▶ **Two double bedrooms, both en-suite**
- ▶ **Separate cloakroom**
- ▶ **No onward chain**
- ▶ **Lease: 999 years from 2007**
- ▶ **Private patio**
- ▶ **Well-appointed kitchen**
- ▶ **Secure underground parking with gated access**
- ▶ **Share of Freehold**
- ▶ **Ground Rent: Peppercorn**

If you are looking for a high quality ground floor apartment in the centre of Chichester with the benefit of secure underground parking and private outside space, look no further than this beautifully presented home in Canal Wharf. Originally completed in 2006 by well-respected local developers, Seaward Homes the development is conveniently situated on the bank of the historic Chichester canal basin, less than a quarter of a mile from the mainline railway station to London Victoria.

The glass communal main entrance hall door has a security entry phone system. The spacious accommodation includes a large dual aspect sitting room with large open hatch to the kitchen. Being on the ground floor the property has the additional benefit of having French doors from the sitting room to its own private covered patio and walkway round to the underground garage. The kitchen is comprehensively appointed and includes integrated appliances. These include a fan assisted Neff oven and combination convection/microwave, ceramic induction hob, cooker hood, dishwasher, fridge and freezer, further undercounter freezer and Bosch washer/dryer. There are two bedrooms both with en-suite facilities. The principal bedroom has a full bathroom with a shower, and the guest bedroom has a shower room. There is also a separate cloakroom.

Chichester District Council - 22/23 Tax Band F £2,918.55

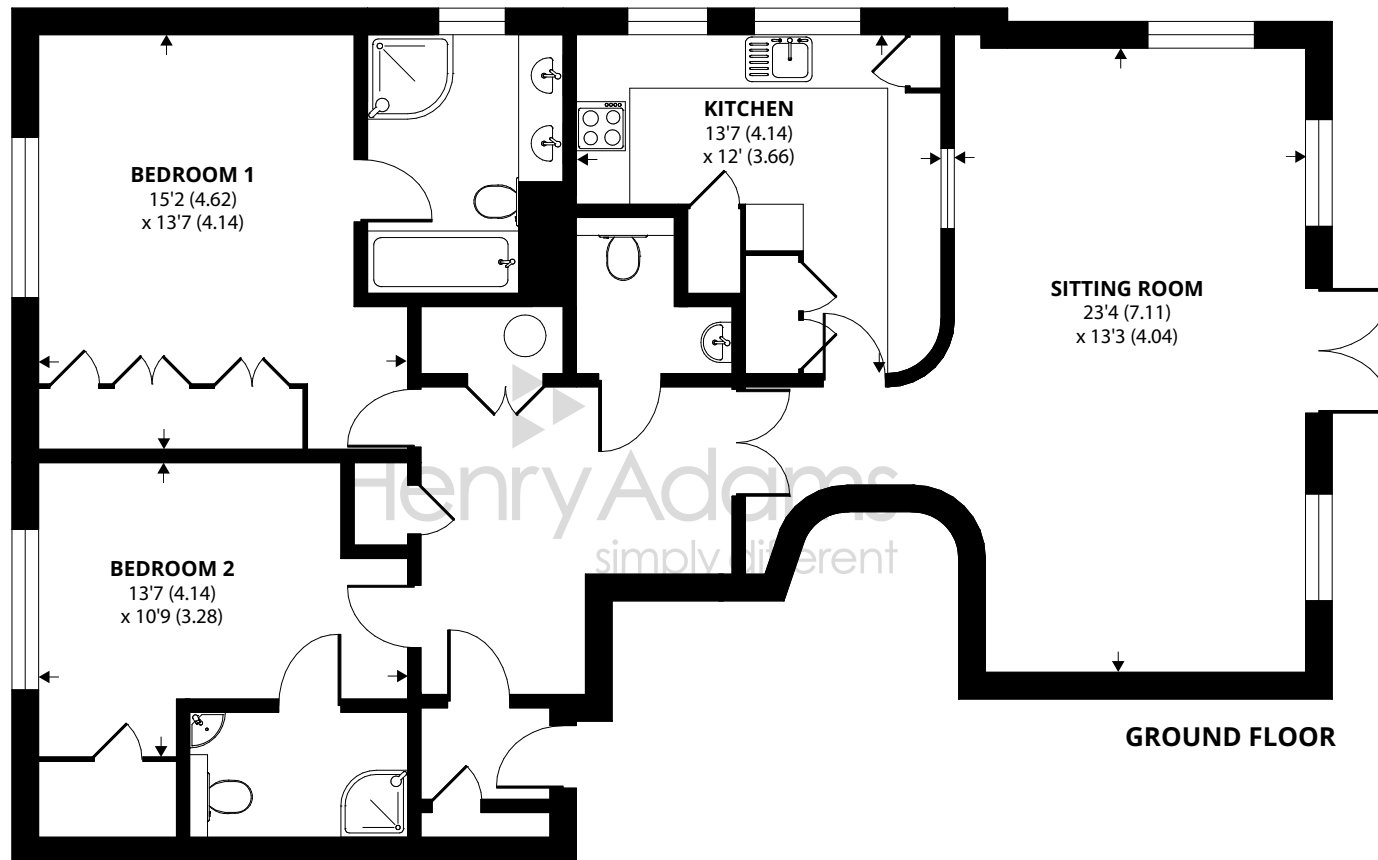
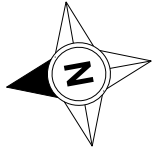












**GROUND FLOOR**

Approximate Area = 1188 sq ft / 110.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. The train station is only a 2-3 minute walk and the city centre is approximately a 10 minute walk. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed along Market Avenue in a southerly direction. At the Southgate circulatory system keep in the left hand lane (Basin Road). Pass over the railway crossing and head towards the Canal Basin. Turn left into Canal Wharf where Wharf House can be found on the left hand side. <https://w3w.co/plus.ramp.voice>





