



## 30 William Cawley Mews, Chichester

A top floor apartment with no ongoing chain.



- ▶ Top floor apartment
- ▶ Lift
- ▶ Two bedrooms
- ▶ Shower room/WC
- ▶ Allocated parking
- ▶ Open plan kitchen/sitting room
- ▶ Convenient location
- ▶ En-suite bathroom/WC
- ▶ South facing balcony
- ▶ Chain free

Situated in a prime location, William Cawley Mews is an exclusive gated development conveniently located a few minutes walk from North Street and adjacent to Chichester's renowned Festival Theatre and Oaklands Park.

The property is situated on the top floor of this purpose built gated development and has a lift to all floors. The property offers well-proportioned accommodation with a feature being the large dual aspect kitchen/sitting room which leads out to the south facing balcony which has the added benefit of storage. The principal bedroom has a fitted wardrobe and en-suite bathroom/WC. A further double bedroom and shower room/WC along with useful storage cupboards can also be found in the apartment.

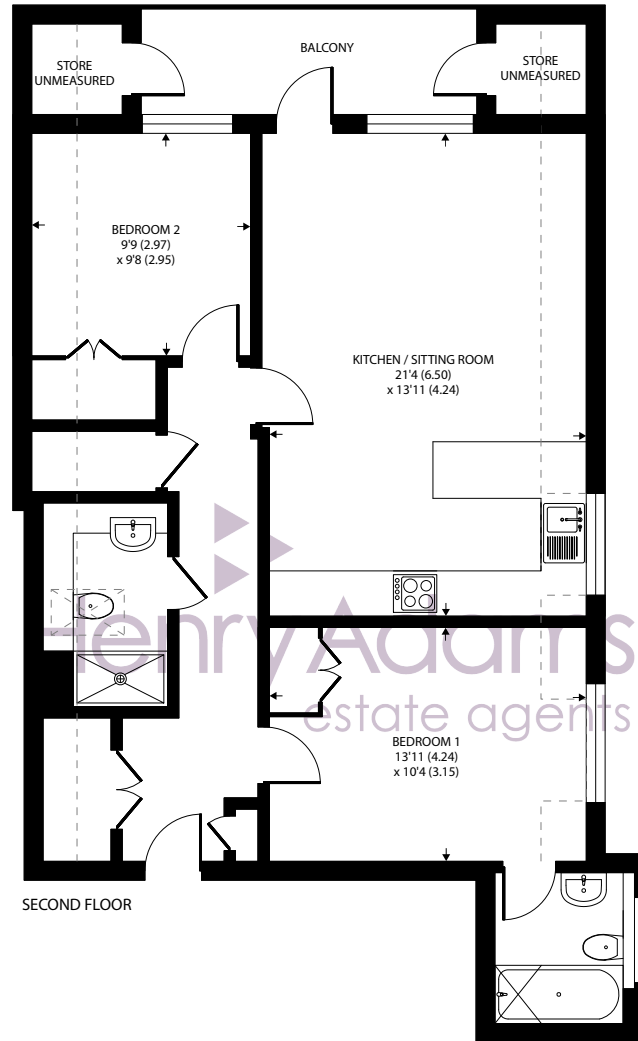
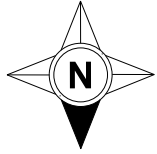
Approached via electrically operated double gates into the development, an allocated parking space and visitors parking can be found within the development along with a cycle store and bin storage.

Tenure – leasehold with the balance of a 125 year lease from 2003.

Service charge - We have been advised the annual service charge is £1,800 invoiced half yearly.

Chichester District Council - 24/25 Tax Band E £2,719.56





Approximate Area = 677 sq ft / 62.8 sq m (excludes store)

Limited Use Area(s) = 146 sq ft / 13.5 sq m

Total = 823 sq ft / 76.3 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. 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 north out of Chichester on Broyle Road (A286 signposted to Midhurst). William Cawley Mews is immediately on the right. As you enter the development, pass the terrace houses on your right and you will find the apartment block in front of you. [what3words.com/echo.mice.last](http://what3words.com/echo.mice.last)

