



3 Roussillon House, Chichester

A bright spacious apartment on the much sought after Roussillon Park on the north side of the city



- ▶ A spacious 828 sqft ground floor apartment
- ▶ Kitchen including integrated appliances
- ▶ Main bedroom
- ▶ Attractive brick and flint building
- ▶ Sunny dual aspect open plan living space/kitchen
- ▶ Second bedroom currently used as a second reception
- ▶ Modern bathroom
- ▶ Allocated parking space

A spacious two bedroom ground floor apartment forming part of an attractive flint and brick purpose-built building comprising just seven apartments on the popular Roussillon Park development about one mile north of the city centre.

Currently arranged as a one bedroom home, the present owners have created an archway between bedroom two and the living area to create a study/music room. However, the stud partition wall could easily be reinstated if required. The property is accessed via a communal hall serving each of the apartments which has a security entry phone system. A private front door opens to the bright entrance hall which has a window allowing natural light to flood in. The main open living space has a sunny dual aspect with the well-appointed kitchen at one end and the sitting room at the other. The kitchen has integrated appliances including a gas hob, cooker hood, electric oven, fridge, freezer, dishwasher and washer/drier. A square opening leads to the study/second bedroom. Bedroom one and a bathroom complete the accommodation. The property has an allocated parking space.

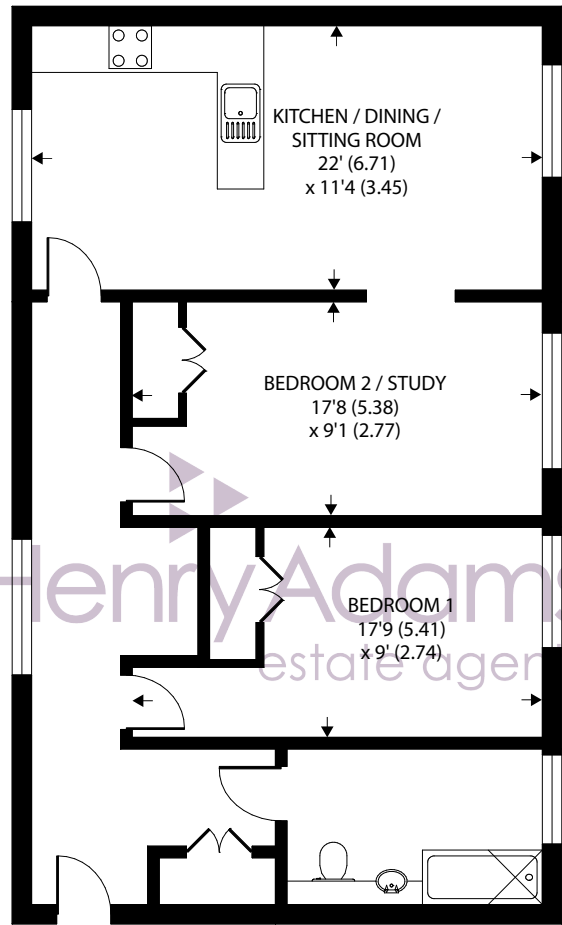
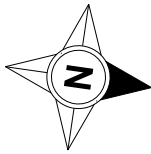
Lease: 250 years from 01/01/2013

Service Charge: for July 23 to June 24 £2,595.75 (yet to be audited)

Ground Rent: £1 pa

Chichester District Council - 24/25 Tax Band C £1,977.87





GROUND FLOOR

Approximate Area = 828 sq ft / 76.9 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

Nearby there is a convenience store, doctors' surgery with pharmacy and there is a bus service into Chichester. 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 excellent 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 the A286 (Broyle Road) signposted to Midhurst. After Oaklands Park take the second turning on the right into Charlotte Avenue and then third left into Burden Mews. At the end turn right into Broakes Road and the property is on the right. What3words - slate.trace.stale

