



Flat 2 Bernardsgate, 22 Lavant Road, Chichester, PO19 5RG

Guide Price £300,000



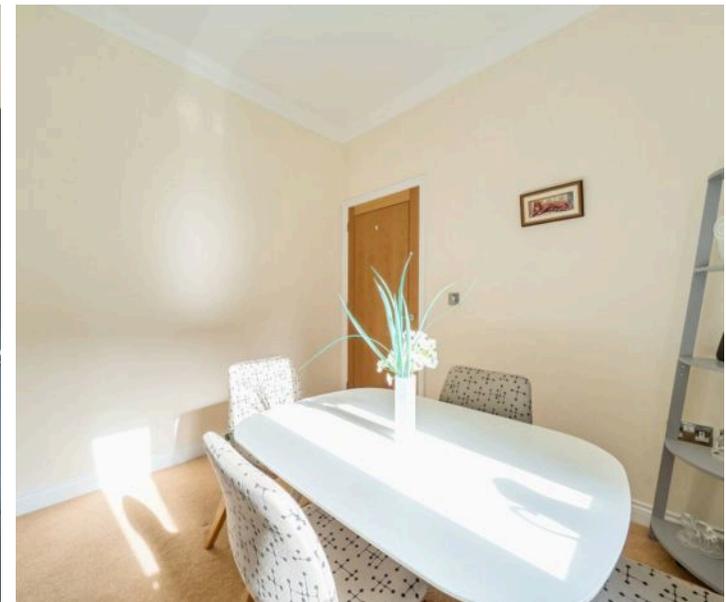
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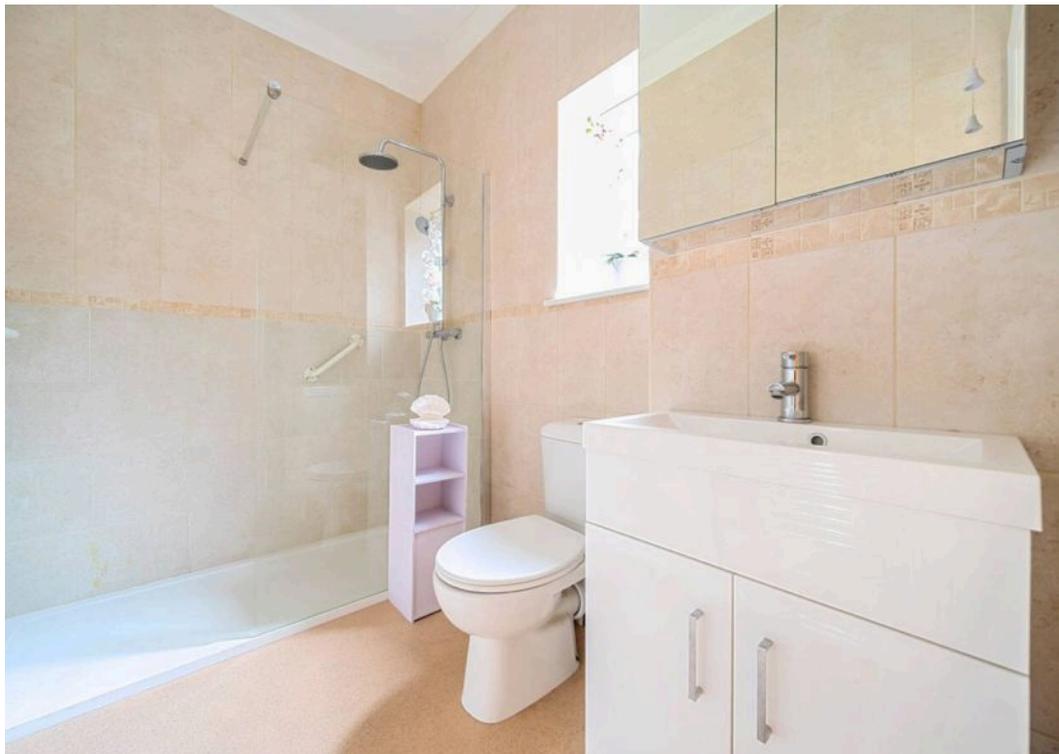
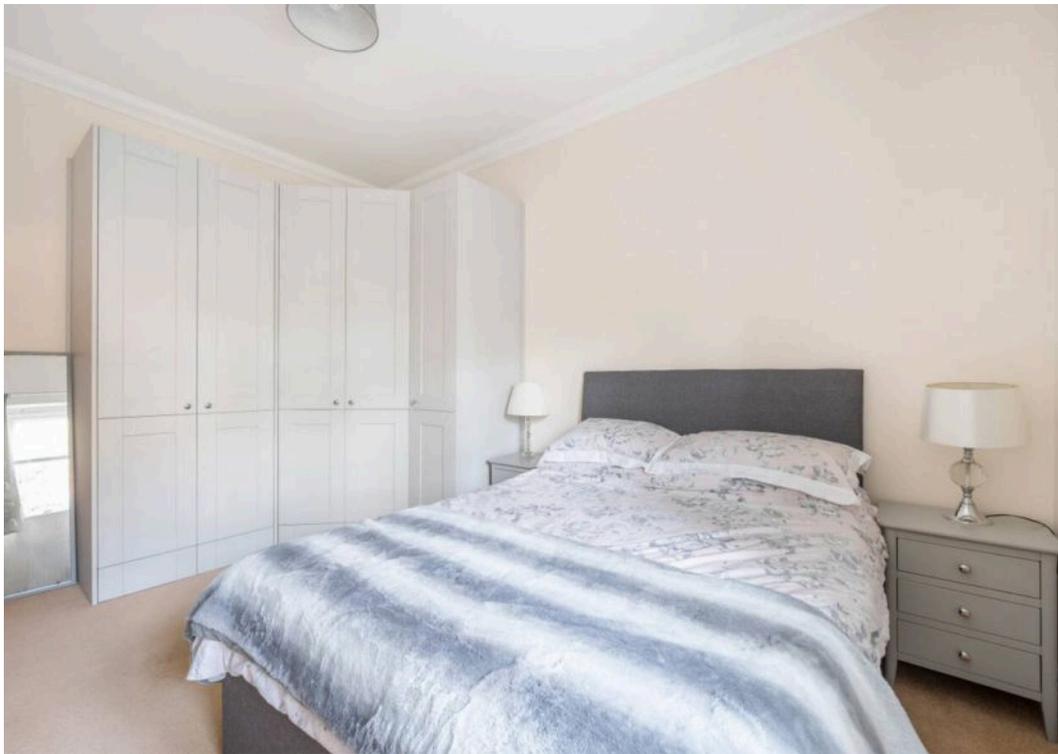
A spacious ground floor garden apartment forming part of a small purpose built development.

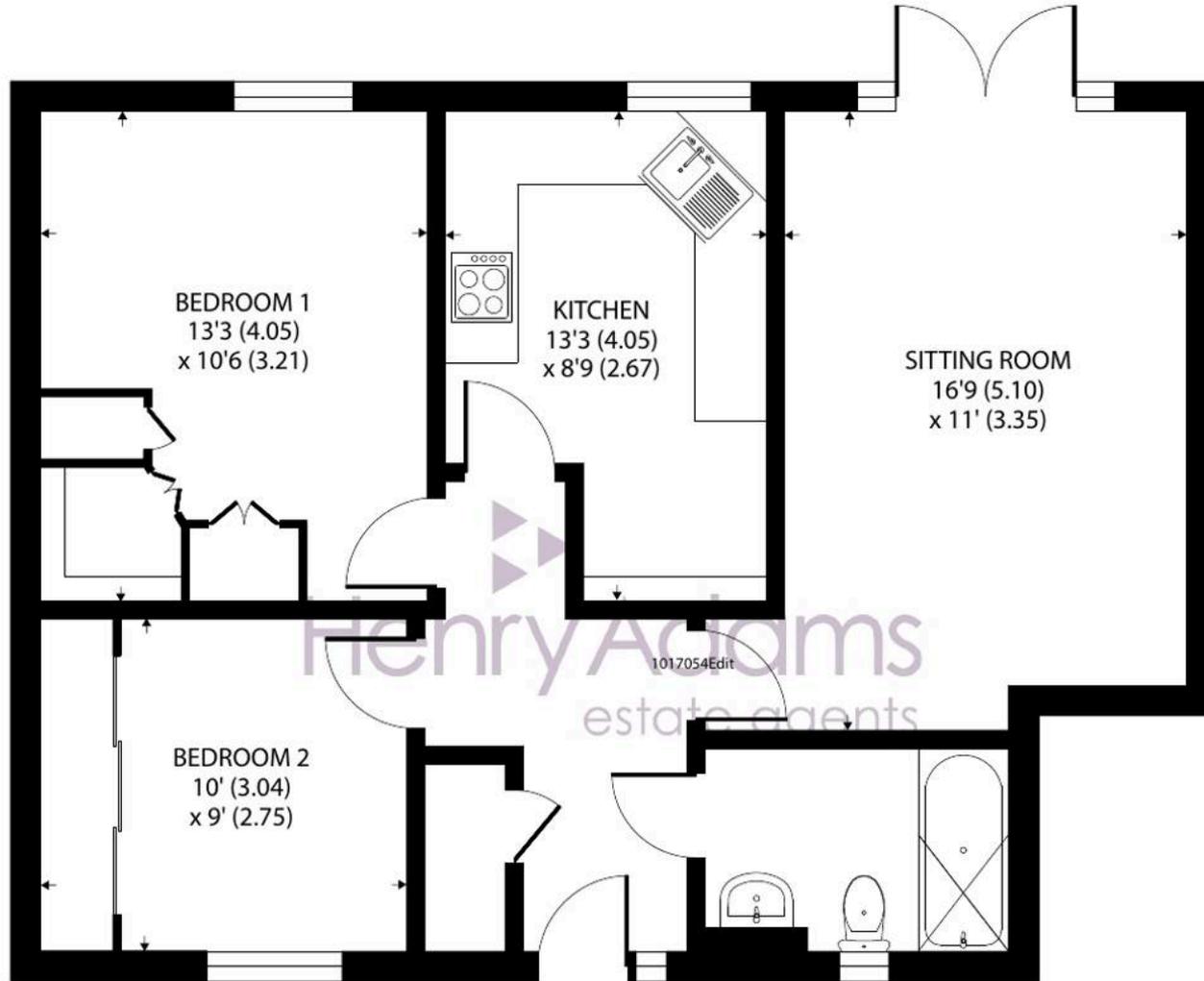
- Own private entrance
- Allocated parking
- Share in Freehold management company
- Well proportioned sitting room
- Shaker style kitchen
- Two bedrooms
- Refitted (2023) shower room
- Bespoke built-in bedroom furniture
- Private garden
- Approximately one mile north of the city

This impressive home is approached via the allocated parking area and attractive communal garden leading to its own private entrance. The accommodation includes a wide central entrance hall and sitting room with French doors out to a private enclosed garden. The kitchen has a range of Shaker style cupboards, granite worktops and an integrated electric oven, gas hob, a cooker hood and integrated dishwasher. There are two double bedrooms, each with recently installed integrated storage furniture. Bedroom one has a corner unit incorporating wardrobes and a concealed desk/dressing table and bedroom two has wall-to-wall wardrobes. Across the hallway you have a refitted shower room with a large walk-in shower cubicle.

Number 2 has an allocated parking space at the front of the building. There is also a further communal garden at the rear of the building. The property is offered for sale with no onward chain.







GROUND FLOOR

Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



Lease: 125 years from 01/08/2005

Service Charge for year 2024/2025: £2,009.62 (invoiced twice yearly)

Ground Rent: No ground rent. The flat owners are all members of the residents management company which owns the freehold.

Chichester District Council - 24/25 Tax Band D £2,225.10

Location - Nearby there is a local convenience store, doctors' surgery and pharmacy as well as a regular bus service into the city centre. 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. 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 - From the Northgate circulatory system, proceed north up Broyle Road (A286). Pass Rousillon Park development on your right and then after The Avenue, Bernards Gate is approximately 200 meters on the right. What3words - basic.lunch.doors

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

