



# 1 Bishops Courtyard, Chichester

Chain free and versatile accommodation.



- ▶ Gated mews development
- ▶ Three bedrooms
- ▶ Kitchen and utility
- ▶ Bathroom/WC
- ▶ Integral garage
- ▶ Central city location
- ▶ Two reception rooms
- ▶ Cloakroom
- ▶ En-suite shower room/WC
- ▶ Chain free

Forming part of a gated mews style development in a very central location for all the amenities of Chichester city centre, lies this three bedroom town house.

Enjoying vacant possession, the accommodation offered is versatile and arranged over three floors. On the ground floor, a cloakroom, utility room and bedroom can be found. A kitchen, dining room and sitting room are on first floor with two double bedrooms and a bathroom/WC on the top (second) floor. The largest of the bedrooms also benefits from an en-suite shower room/WC.

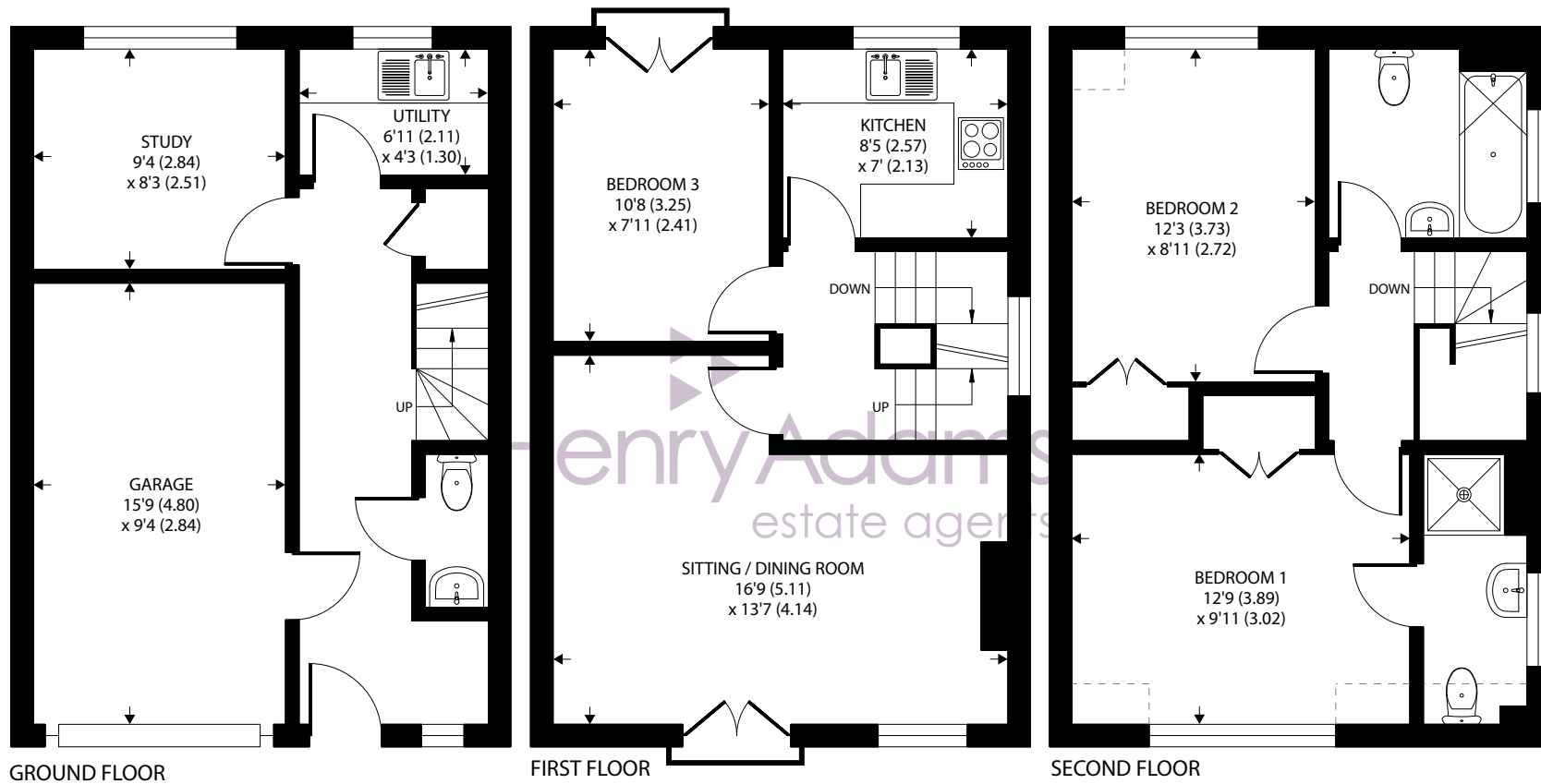
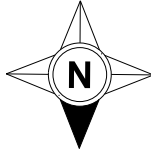
An integral garage belongs to the property with a personal door which opens into the entrance hall.

An internal inspection is recommended to fully appreciate the versatility of the accommodation offered.

Management Charge: £220 pa

Chichester District Council - Tax Band D £2,225.10





Approximate Area = 1097 sq ft / 101.9 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1249 sq ft / 115.9 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

The property can be found within a short walk of the pedestrianized city centre. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. Goodwood is famous for its many event days. 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

From the end east street in Chichester, proceed on foot over the pedestrian crossing into The Hornet and Bishops Courtyard is a short distance along on the left. [what3words.com/lies.driver.land](http://what3words.com/lies.driver.land)

