



6 Beaumont House, Chichester

A nearly-new apartment benefiting from vacant possession.



- ▶ **First floor**
- ▶ **Open plan kitchen/sitting room**
- ▶ **Modern bathroom/WC**
- ▶ **Allocated parking**
- ▶ **Entrance hall**
- ▶ **Two double bedrooms**
- ▶ **South facing balcony**
- ▶ **Vacant possession**

Situated on a modern development on the outskirts of Chichester, lies this nearly new apartment which forms part of a purpose-built block.

The property benefits from a southerly aspect so enjoys bright and airy accommodation throughout. The communal front door is served by a push button entry phone system and stairs lead up to the upper floors. Once inside there is a welcoming entrance hall leading to the open plan sitting room/kitchen which has modern units and various integrated appliances including a washer/dryer, fridge freezer, dishwasher, oven, hob & extractor hood. Doors lead from the sitting area to a south-facing balcony. There are two double bedrooms and a modern bathroom/WC with shower over the bath.

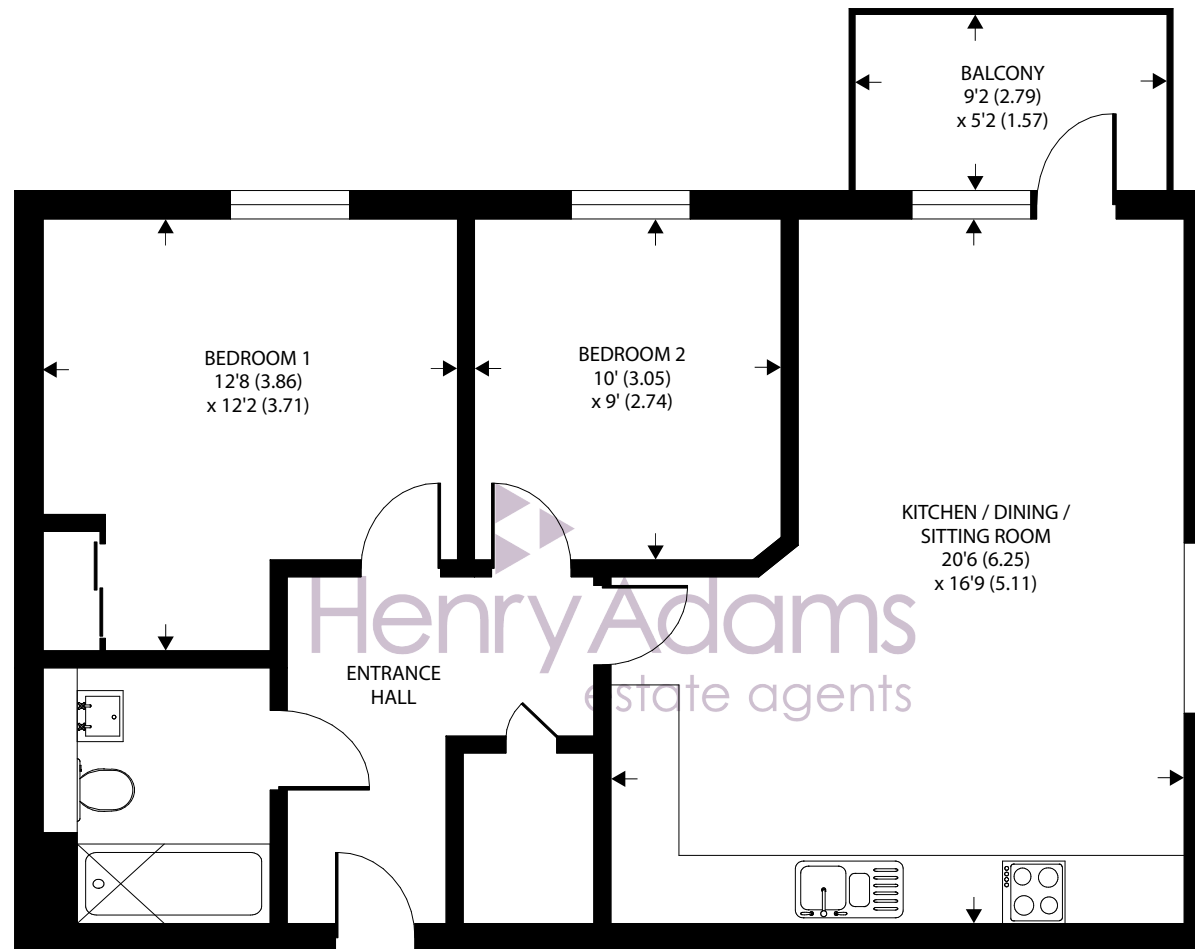
Outside, there is an allocated parking space and visitor parking.

Leasehold - remaining lease 998 yrs

Service Charge - £1,666.16 pa

Chichester District Council - 24/25 Tax Band C £1,974.78





FIRST FLOOR

Approximate Area = 692 sq ft / 64.3 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

Situated on eastern side of Chichester with easy access of the A27, the property is approximately one mile distance to Chichester city centre and conveniently located only a quarter of a mile walk from the Portfield out of town retail park, which boasts flagship stores such as John Lewis, M&S Food Hall and Sainsbury's. The cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby 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

Proceed north east out of Chichester along A285 (St Pancras) On reaching the roundabout with the A27, take the third exit (A27 westbound) keeping in the left hand slip road and turn into Westen Lane. Take the first turning on the right into Ironstone Way and at the end turn left into Limestone Road. Beaumont House is the second apartment block on the left. what3words - hedge.slows.admits

