



Flat 8, Garden House The Avenue, Chichester, PO19 5PT

Guide Price £395,000



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- First floor (lift)
- Dual aspect sitting room
- Kitchen
- En-suite shower room/WC
- Bathroom/WC
- Garage
- Vacant possession
- Popular location

A spacious first floor apartment located in one of Chichester's most sought-after roads to the north of the city centre.

The apartment offers well-proportioned accommodation with a dual aspect sitting room, kitchen/breakfast room, a bathroom/WC and two double bedrooms, with the principal bedroom benefiting from an en-suite shower room/WC.

Garden House has attractive communal gardens, visitors parking and this apartment has its own garage.

Approximately 967 years remaining on the lease.

Owners have a share in Garden House (Chichester) Ltd with holds the freehold.

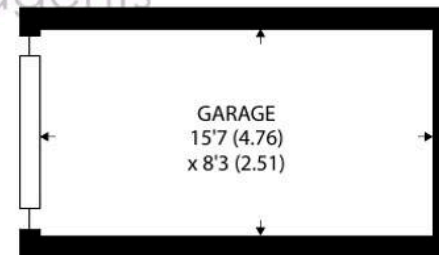
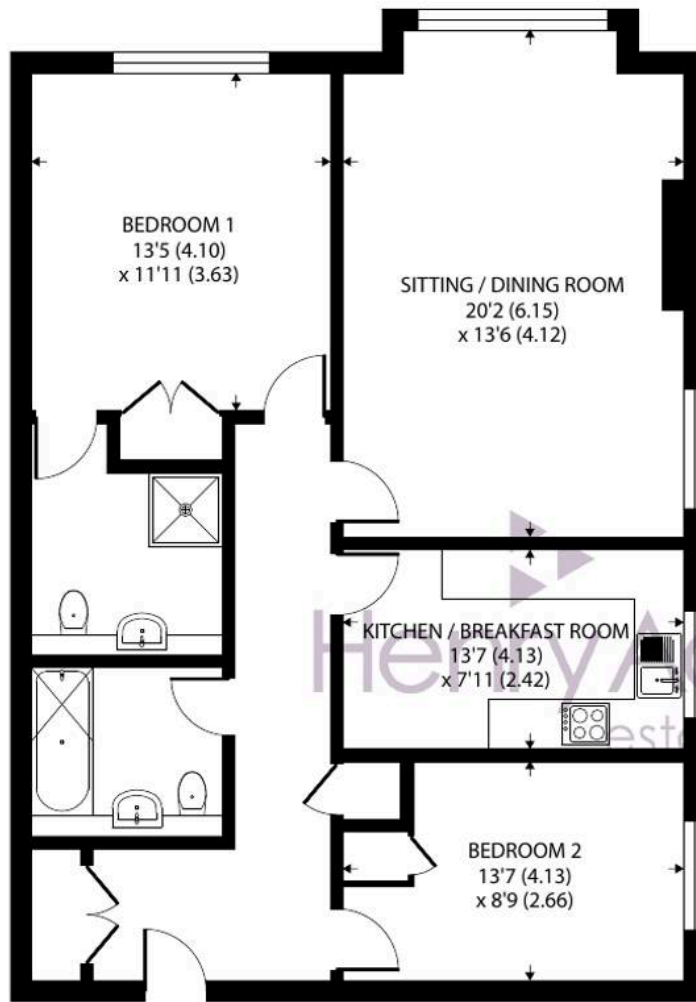
Service charge - £2,500 (Managing Agents KTS)

Chichester District Council - 24/25 Tax Band F £3,214.03

EPC-C







FIRST FLOOR

Approximate Area = 952 sq ft / 88.4 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1081 sq ft / 100.3 sq m

For identification only - Not to scale



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 along Broyle Road (A286). Pass the Roussillion development on your right and take the second turn right into The Avenue. The entrance to Garden House is on the left.
what3words - field.pools.pool

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

