



32 Peter Weston Place, Chichester, PO19 7AP

Guide Price **£235,000**

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A bright two bedroom apartment close to the city centre.

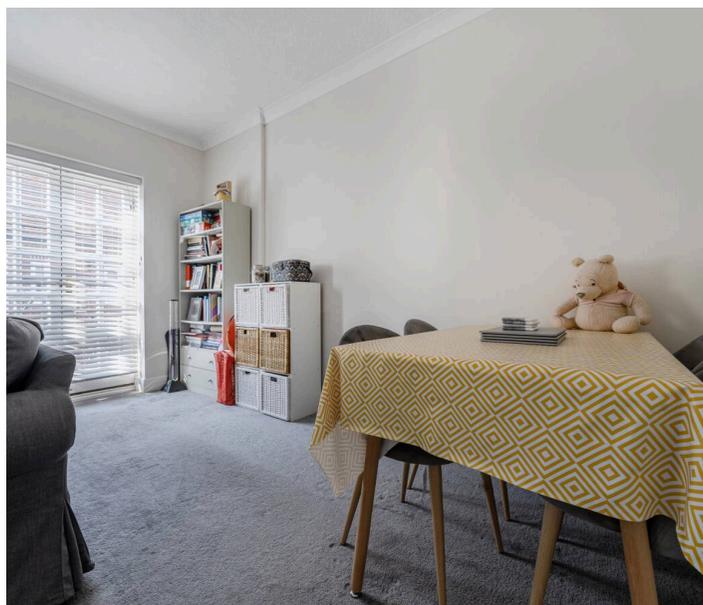
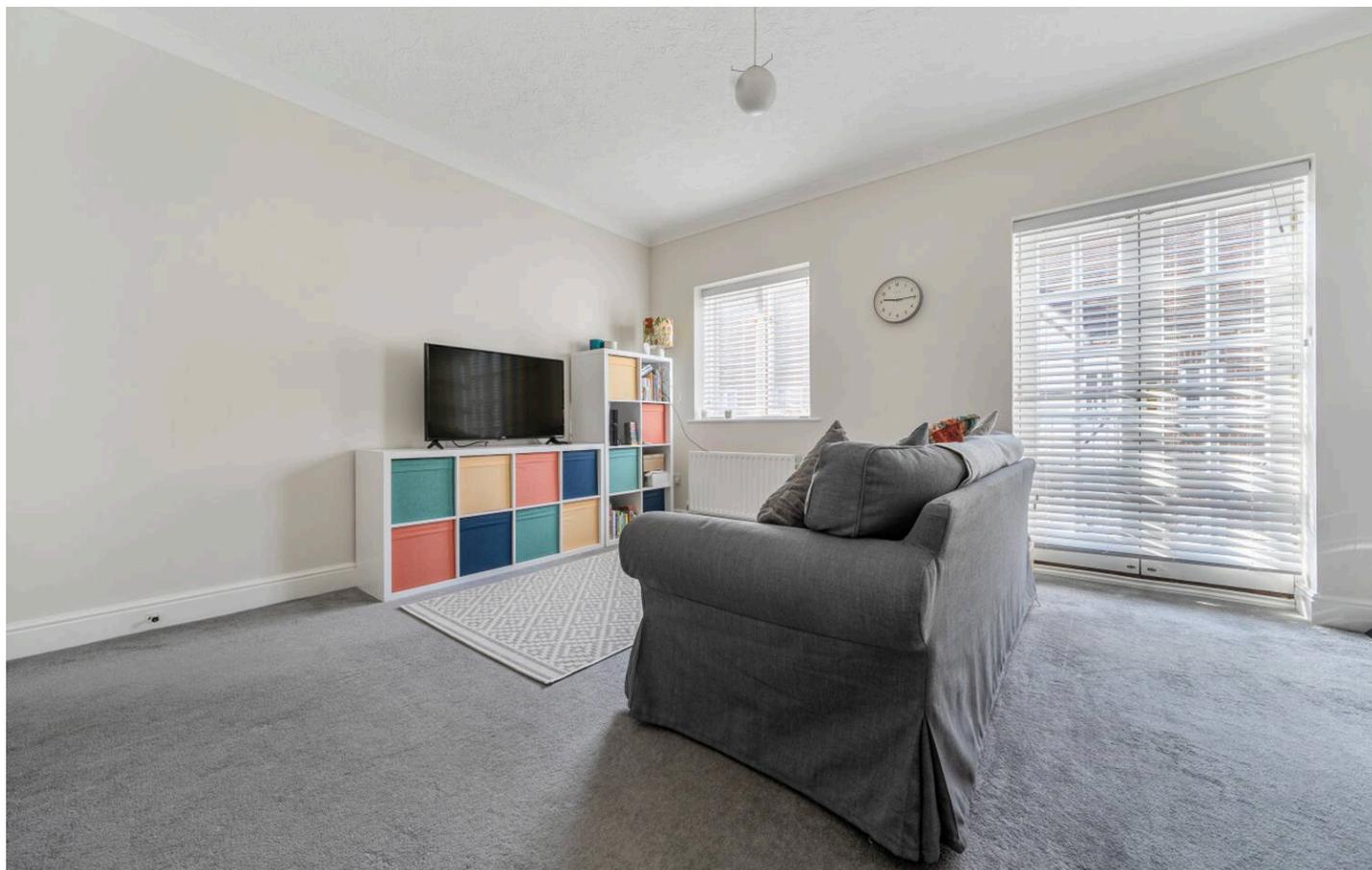
- Share of Freehold
- First floor apartment
- Spacious entrance hall
- South facing sitting room
- Modern kitchen
- Two bedrooms
- Bathroom
- Allocated parking space

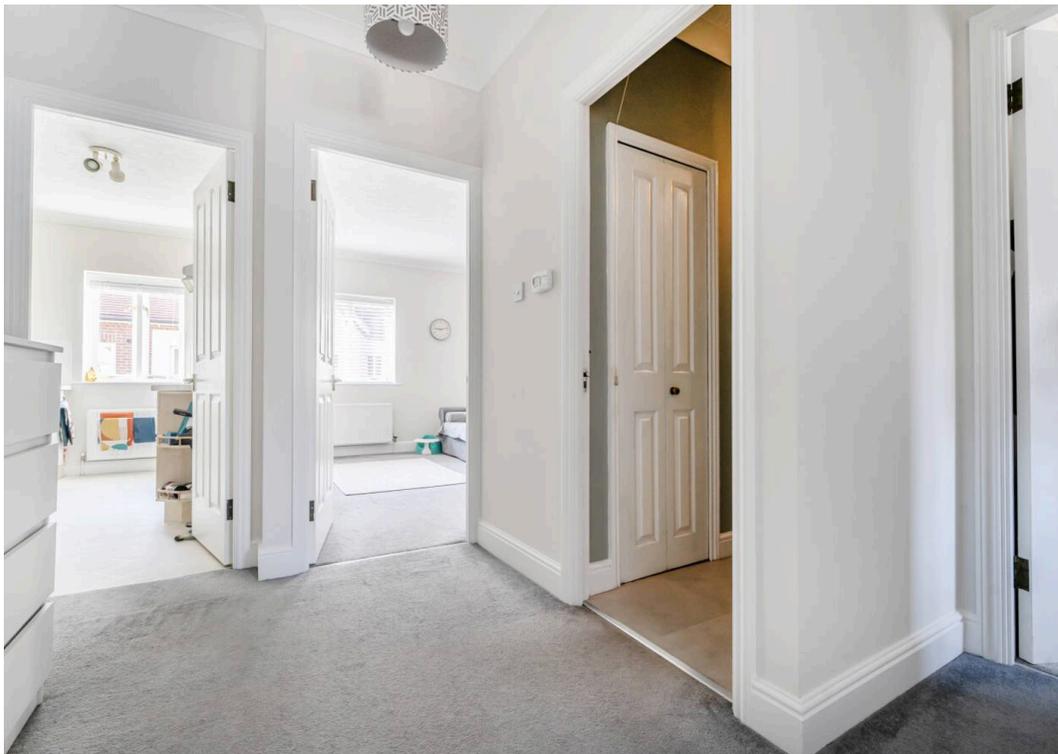
This bright and well-presented two-bedroom first floor apartment is located within a purpose-built development just half a mile from the city centre, offering a convenient and desirable setting.

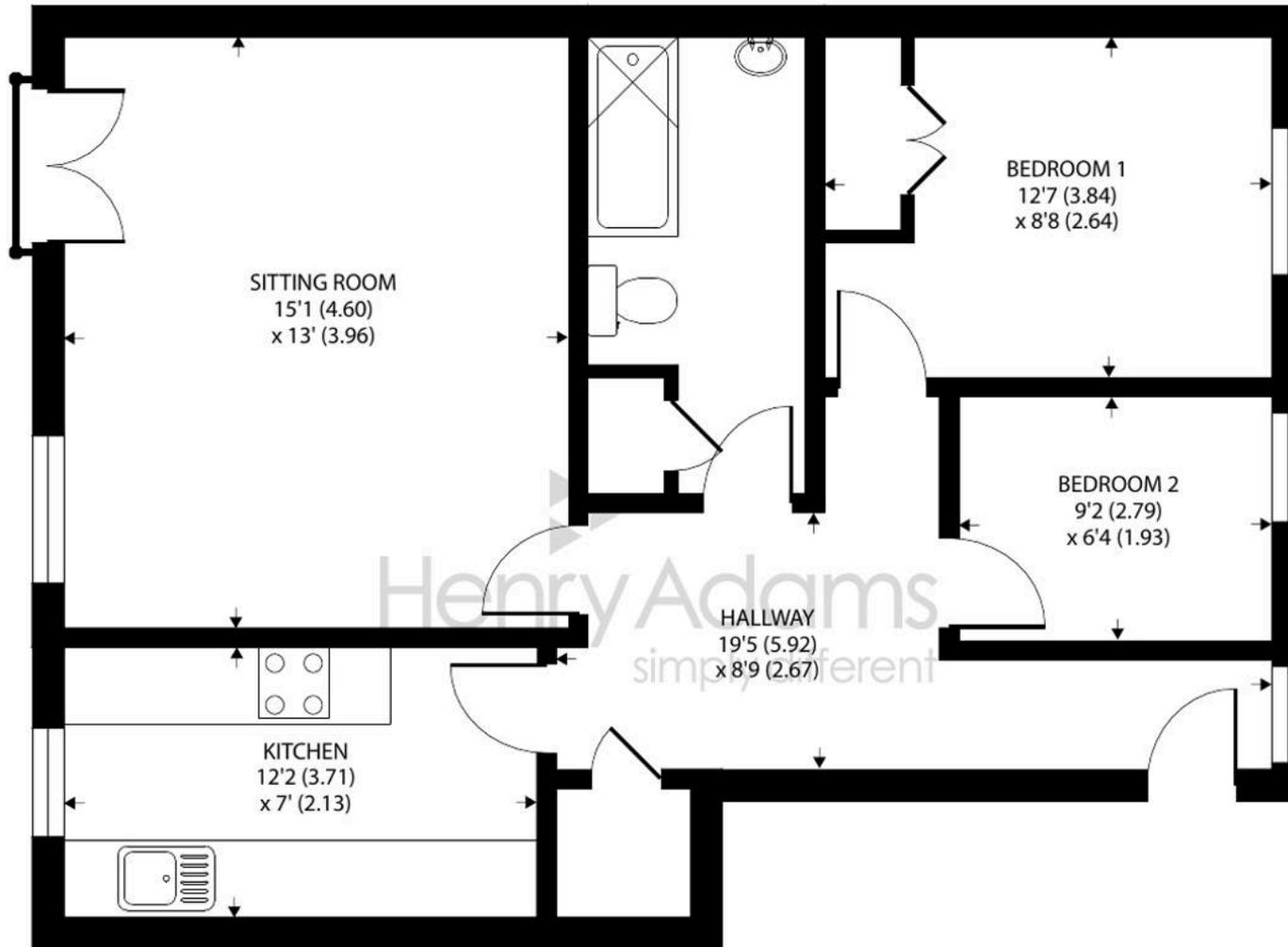
Accessed via a communal external door that serves only two apartments, the property benefits from a private and quiet entrance. Inside, a spacious entrance hall leads to a south-facing sitting room filled with natural light, featuring French doors and a Juliet balcony. The adjacent kitchen also enjoys a sunny south aspect and is fitted with an electric oven and gas hob. There are two bedrooms, a bathroom and the added benefit of an allocated parking space.

The property is offered with a share of the freehold. The lease is 125 years from 1st January 1996, with a peppercorn ground rent and a service charge of £1,622 pa.

This apartment is ideal for first-time buyers, professionals, or investors seeking a well-located and low-maintenance home close to the city centre.







FIRST FLOOR

Approximate Area = 680 sq ft / 63.2 sq m

For identification only - Not to scale



Location - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and 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 - From the Eastgate circulatory system, proceed east into The Hornet (A259). Take the first turning on the right into Velyn Avenue and then right again into Peter Weston Place. what3words - stared.appear.drag

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](https://www.henryadams.co.uk)

