



19 Providence Place, Chapel Street, Chichester, PO19 1BS

Guide Price £120,000

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A light and airy two-bedroom retirement apartment in the heart of the city centre

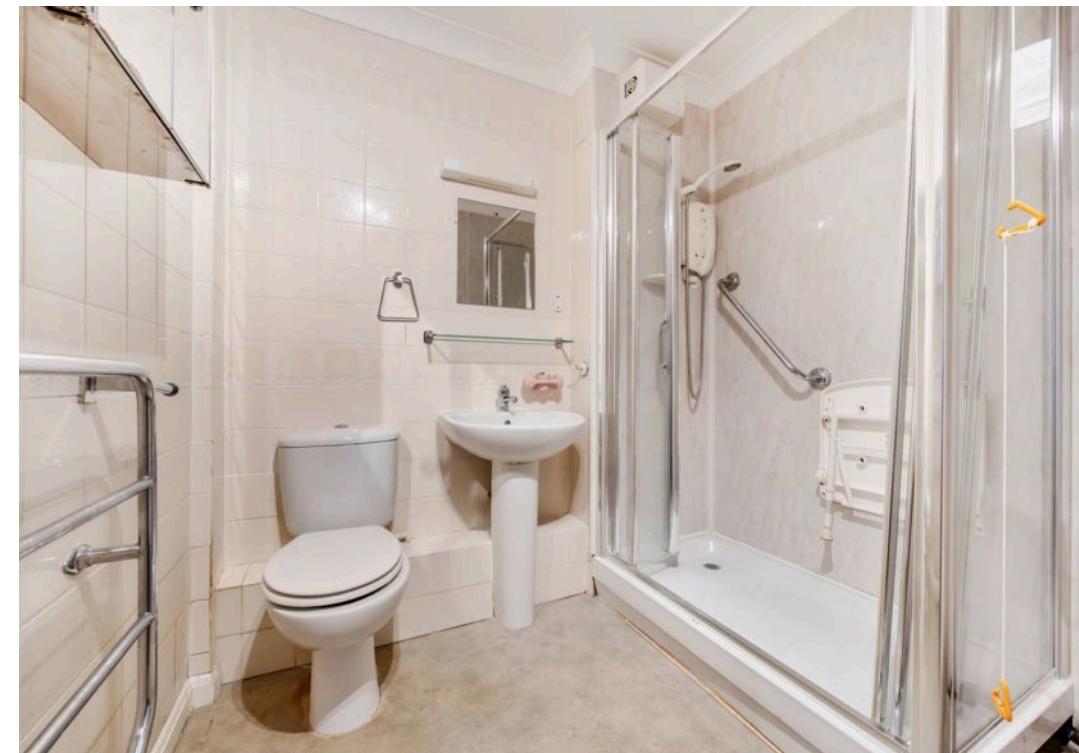
- Dual aspect sitting room and principal bedroom
- Central location
- On-site manager and out of hours back up
- Communal garden and laundry room
- Guest suite
- No onward chain

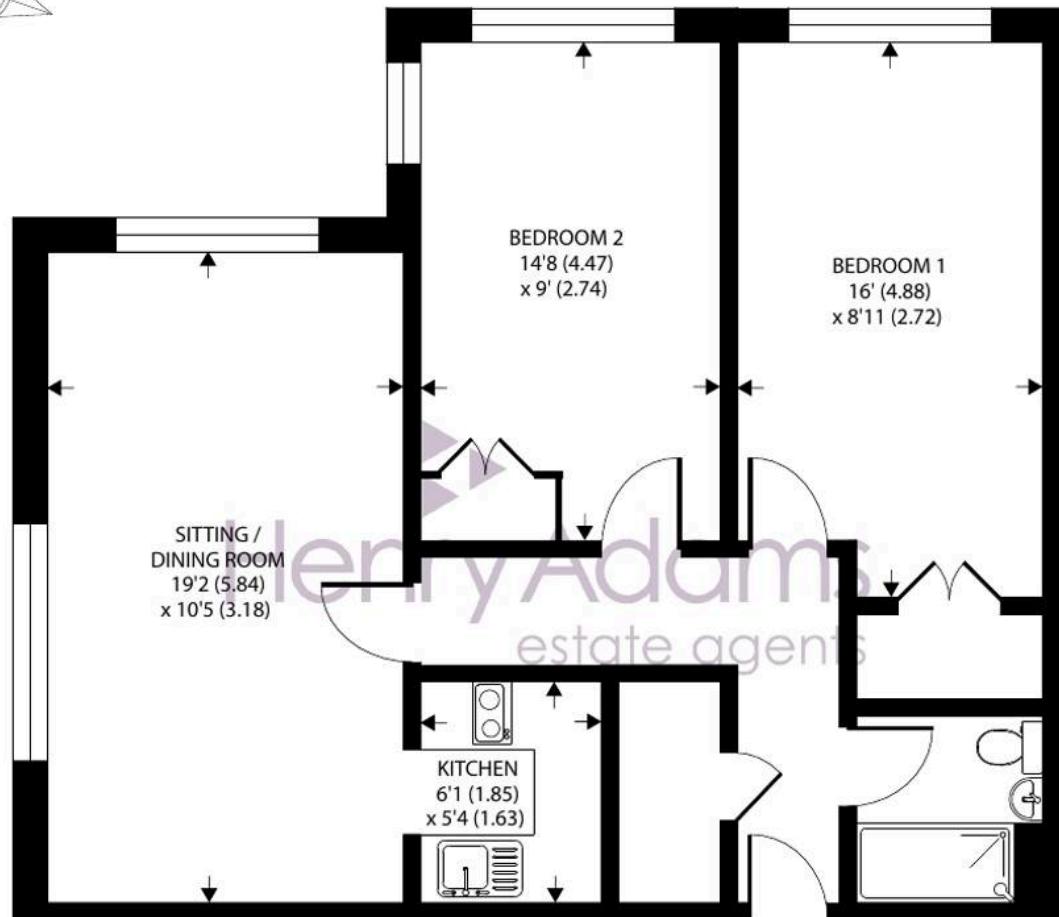
This sunny first-floor apartment offers well-planned, comfortable and convenient accommodation within the ancient city walls, just a few steps from the pedestrianised shopping centre.

The property features an entrance hall, a bright dual-aspect sitting room and principal bedroom both facing west and north, kitchen, a second bedroom and a modern shower room.

Residents enjoy peace of mind with an on-site manager and a 24-hour Careline system providing out-of-hours emergency support. The development also offers beautifully landscaped communal gardens, a guest suite for visiting friends and family and a shared laundry room.







FIRST FLOOR

Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



Lease: 85 years remaining

Service Charge: 3757.44 pa

Ground Rent: £75 pa

Chichester District Council - 25/26 Tax Band C £2,007.38

EPC-C

Location - Located in a central position within the city walls and within easy access of the pedestrian shopping precinct. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Close by there is the library and regular bus service (outside the cathedral) to Tesco and Sainsburys. 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.

Directions - Proceed on foot from the city centre cross into West Street with the cathedral on the left, turn right into Chapel Street. Follow the road north and Providence Place is on the left. There is a pay and display car park a short distance along on the right. what3words - manliness.these.class

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

