



Flat 69 The Maltings, Henty Gardens, Chichester, PO19 3DW

Guide Price **£80,000**

Flat 69 The Maltings, Chichester

A second floor retirement apartment with a stunning view of the cathedral.

- Age restricted
- Second floor (lift to all floors)
- Sitting room with cathedral view
- Kitchen
- Double bedroom
- Shower room/WC
- Vacant possession
- Residents' facilities
- House manager

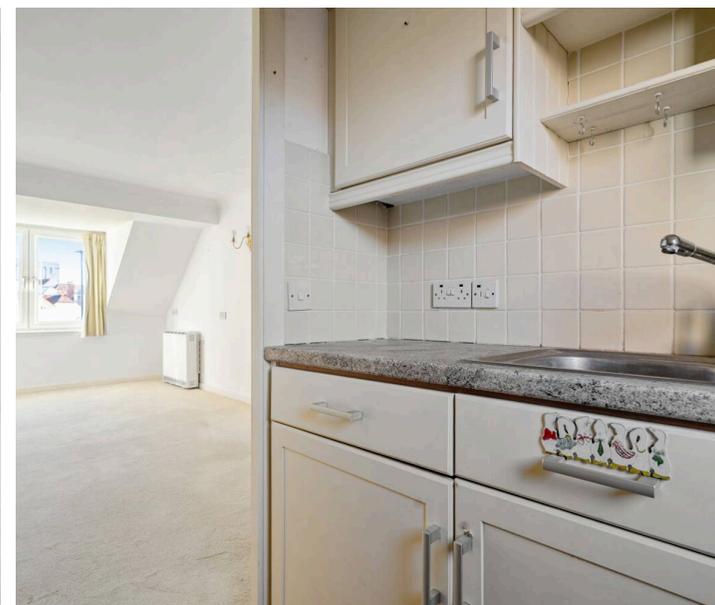
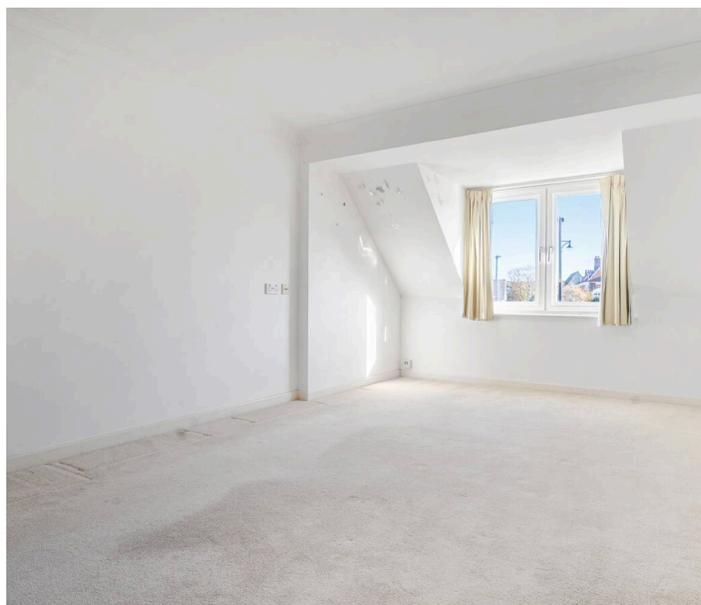
This well maintained retirement flat forms part of the popular Maltings development, set in the heart of Chichester and a short walk from the end of West Street.

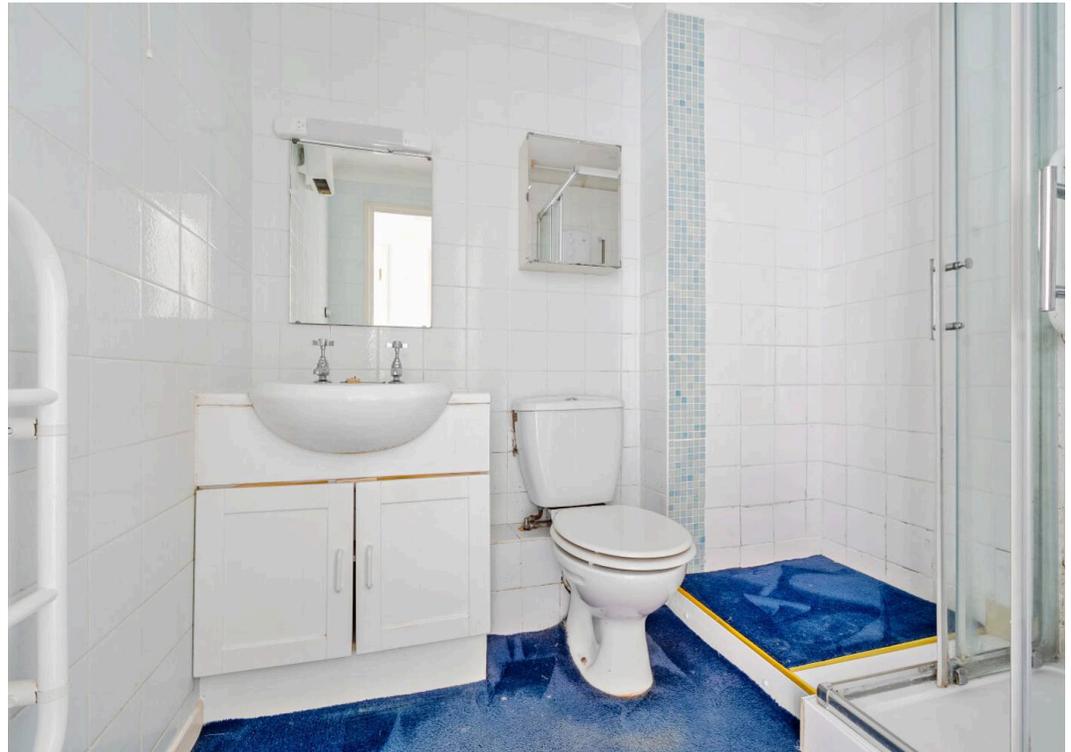
Discover comfortable, convenient living in this age-restricted top-floor flat, perfectly positioned just moments from Chichester's vibrant city centre.

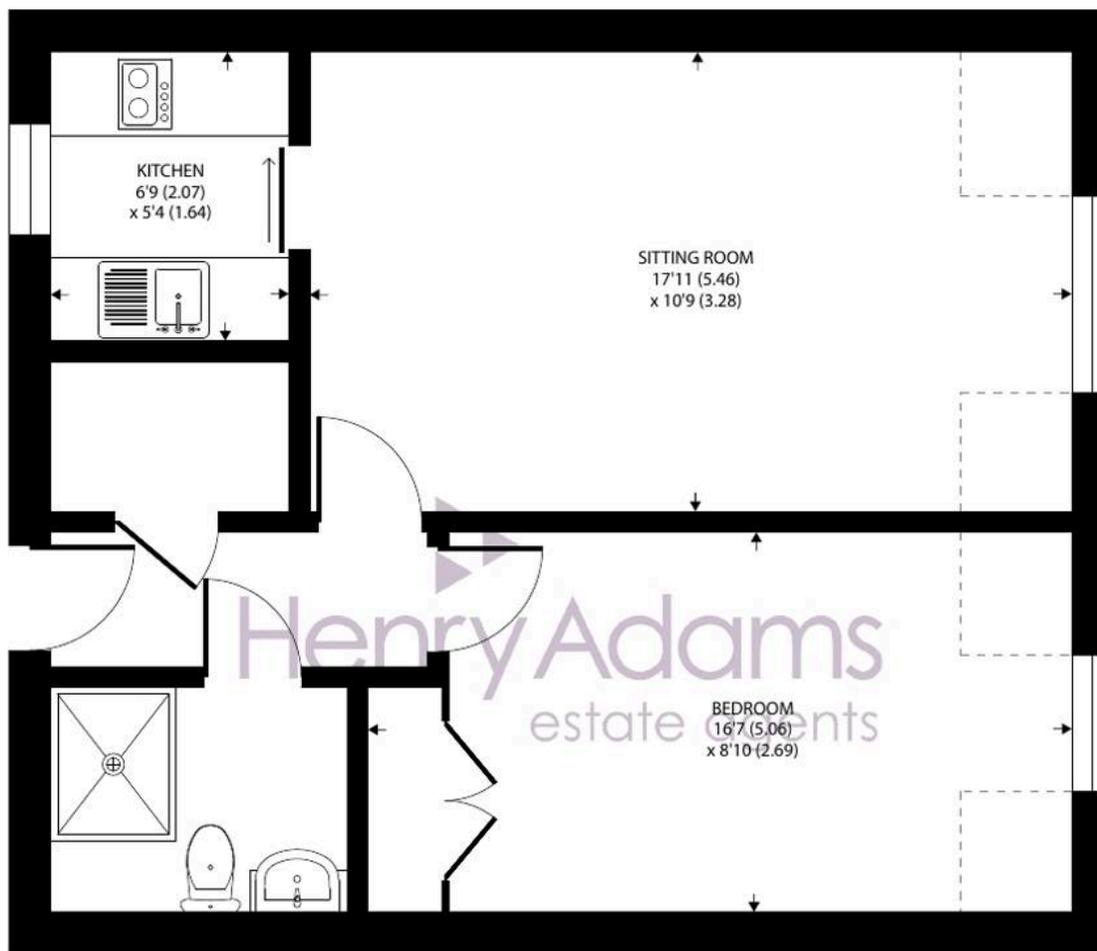
Easily reached by lift, the property features a bright sitting room, kitchen, generous double bedroom with wardrobe and a modern shower room/WC. Enjoy charming views of Chichester cathedral, along with the reassurance of an on-site house manager.

Residents benefit from excellent communal facilities, including parking, beautifully maintained gardens, a welcoming lounge and a practical laundry room.

Offered with vacant possession, this is an ideal opportunity to move straight in and enjoy relaxed, low-maintenance living.







Denotes restricted head height

SECOND FLOOR

Flat 69, The Maltings, Henty Gardens, Chichester

Approximate Area = 454 sq ft / 42.1 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 487 sq ft / 45.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Henry Adams. REF: 1382786

Location – A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions – From the end of West Street proceed straight over the roundabout into Westgate. Take the first turning on the right into Henty Gardens and proceed to the end where the apartment block is on the left. what3words – reply.clip.formal

Length of lease – Approximately 59 years remaining

Service charge – £2,970.24

Ground rent – £200 pa

Chichester District Council – 25/26 Tax Band C £2,077.38
EPC–C

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

