



JOHN RENNIE ROAD, CHICHESTER, PO19 8FD

A spacious and luxury 1/2 bedroom penthouse apartment with balcony and secure underground parking located a short distance from the city centre and train station.



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JOHN RENNIE ROAD

Gas fired central heating | Open plan sitting/dining room | Double bedroom | Balcony | Secure underground parking | Intercom entry system | City centre | No onward chain



This deceptively spacious 1/2 bedroom penthouse apartment has been skilfully designed to offer exceptionally modern and

very light open plan accommodation arranged over one level. Currently configured as a very large 1 bed but can easily be changed to a 2 bed (by adding a stud wall) which no additional permissions are required for. The focal point is a large, multi-aspect sitting/dining room which is perfect for entertaining and has access to a well-positioned balcony which offers an elevated rooftop view. This stunning apartment also has the benefit of secure underground parking which has access internally from within the block. Located on the ever popular and historic Canal Basin the apartment is also a stone's throw to the south of Chichester's vibrant city centre and is within a short and level walk of the city's train station.

Accommodation

This practical apartment is accessed via an electric intercom entry system with stairs or a lift providing easy access to third floor. Once inside there is an entrance hall (with 2 storage cupboards) which leads to an upgraded Sottini bathroom with tiled floor. Moving further into the property there is a good sized double bedroom with built in storage and a spacious 18ft sitting/dining which has an enviable multi-aspect. The latter also has access

out onto a delightful balcony via double doors and flows beautifully into a upgraded Symphony kitchen (which has hardly been used) with tiled floor and halogen downlights. It's important to note that this stunning apartment could very easily and quickly be turned into a two bed apartment by re-configuring the main living space (please ask agent for further details on this).

Outside

Parking comes in the form of one allocated parking bay which is a larger than normal bay and is securely located under the development. Vehicle access to the secure parking is via an electric gate and residence access from the apartment above is by either the lift or stairs.

Location

The property is located on the ever popular and historic Canal Basin in the heart of Chichester. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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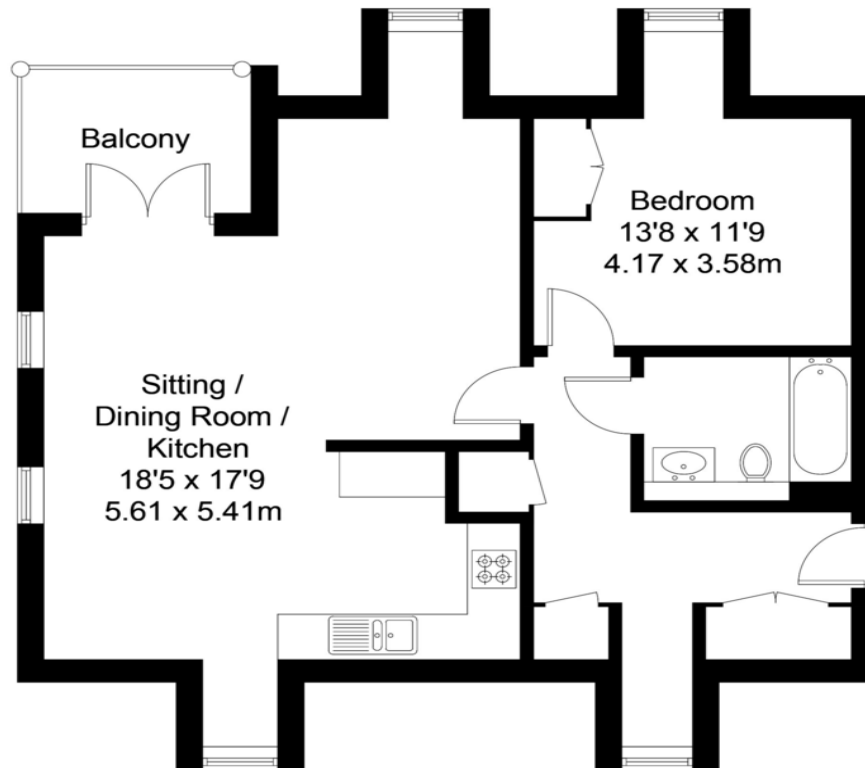


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Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

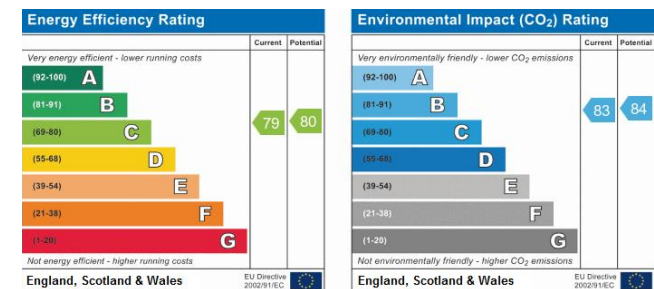


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EPC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

