



# ST. AGNES PLACE

CHICHESTER, PO19 7TU

£349,500  
LEASEHOLD

A modern and well presented first floor apartment with a very pleasant and open outlook over communal grounds, situated in a purpose built block within the city centre.



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## ST. AGNES PLACE

Allocated parking | 2 Double bedrooms | En-suite master | Family bathroom | Open plan sitting/dining room | Delightful communal garden | City centre



St. Agnes Place was constructed circa 2004 to a high standard and is located a short distance to the east of Chichester vibrant city

centre. This light and airy apartment offers modern and practical city living and has the added benefit of allocated parking and a pretty communal garden. The garden is a nice feature of the development and has seating areas and pretty shrubs planted throughout.

### Accommodation

The apartment is accessed via both a lift and stairs and once inside is arranged over one floor. As you enter there is an entrance hall (with two large store cupboards) which leads to an en-suite master bedroom, (complete with ample built in storage) and a second double bedroom. Both bedrooms have a pretty, elevated and open outlook over the development's communal grounds. A modern family bathroom and a large 28.2ft sitting/dining room complete the accommodation. The latter has a well positioned bay window which again overlooks the communal grounds and to the rear has a modern fitted kitchen.

### Outside

To the rear of the development lies a well-kept and pretty communal garden, featuring seating areas and pretty mature shrubs. To the front there is one

allocated parking space and both secure bin and bike storage.

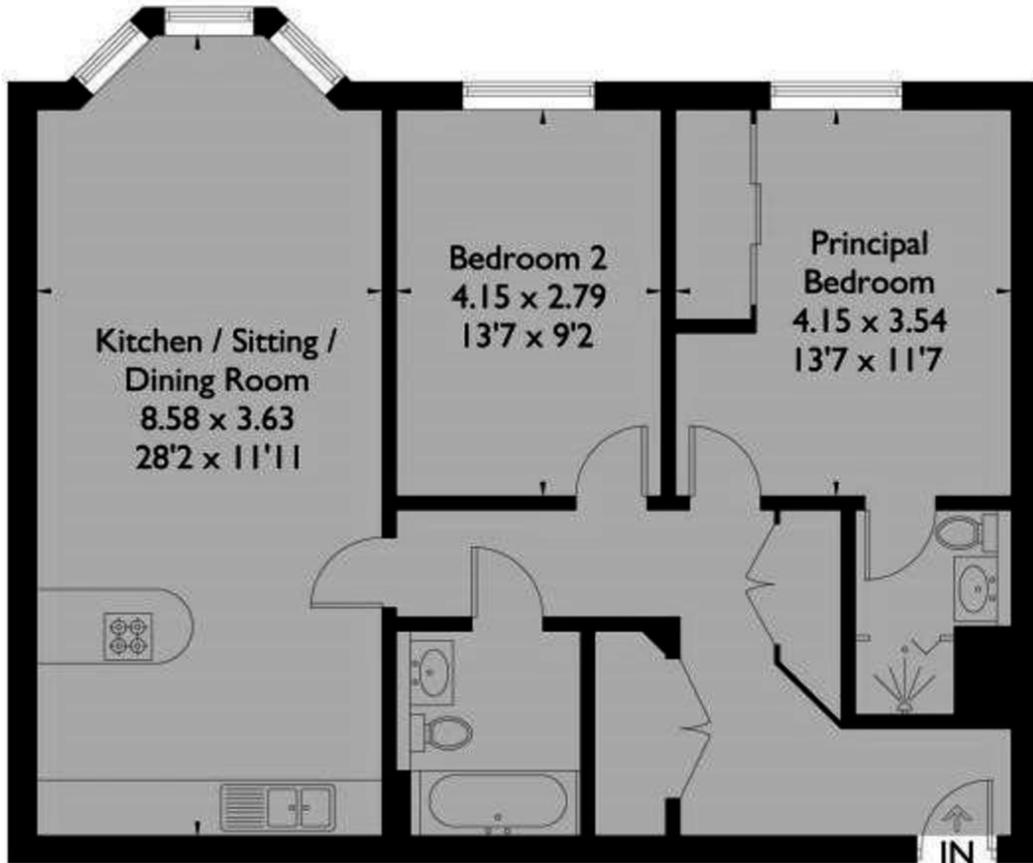
## Location

The property is located in a purpose built block just to the east of Chichester's vibrant city centre. 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.

## ST. AGNES PLACE



Approximate Gross Internal Area  
81.9 sq m / 881 sq ft



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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

**OFFICE**

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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

