



# ST. BARTHOLOMEWS CLOSE

CHICHESTER, PO19 3EP

**£339,000**  
GUIDE PRICE

A south facing ground floor apartment with a private terrace, delightful communal garden and allocated parking located on Westgate just west of the city centre.



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## ST. BARTHOLOMEWS

Two double bedrooms (en-suite master) | South facing sitting/dining room | Attractive communal garden | City centre | Allocated parking bay | No onward chain



This light and airy ground floor apartment has been skilfully designed to offer well-proportioned and practical city centre living

within an attractive and tranquil shell. The apartment is located towards the rear of St. Bartholomews Close, a popular and quiet development located on the banks of the River Lavant and accessed via Westgate. The city centre lies a moments walk away however there are also a number of more local amenities close by which include a GP surgery, public house and a veterinary practice. Most of the main accommodation is south facing and overlooks a pretty communal walled garden. Outside space can also be enjoyed privately as the apartment has a sun-lit south facing terrace accessed via double doors from the sitting/dining room.

### Accommodation

Once inside the well-proportioned accommodation is arranged over one level. There is an entrance hall (with store cupboards) which leads to a family bathroom, a guest double bedroom and an en-suite master bedroom, complete with built in storage. There is a fitted kitchen and the heart of the accommodation comes in the form of a large, multi-aspect sitting/dining room. The latter has access via double doors onto a private south facing terrace

which overlooks an attractive communal garden.

### Outside

Further to the private terrace the south facing communal garden is mainly laid to lawn and has mature shrubs planted throughout and is enclosed by a pretty Sussex flint wall. To the front there is one off road allocated parking bay with further visitor parking located close by.

## Location

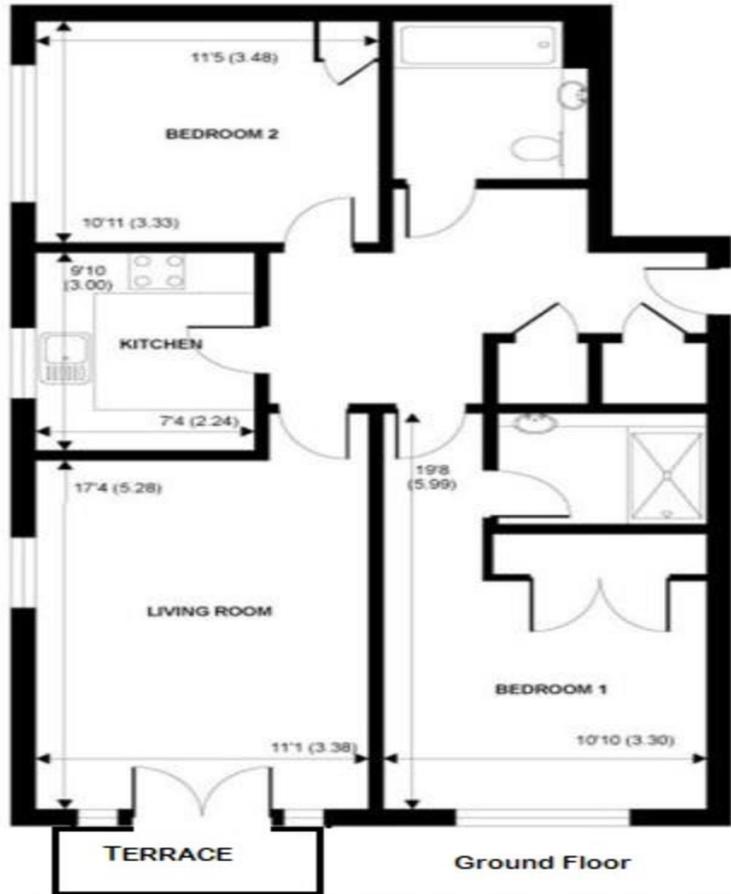
The property is set within a well-kept and secure development just to west of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity 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. BARTHOLOMEWS





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APPROX. GROSS INTERNAL FLOOR AREA 635 SQ FT 77.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)  
NOT TO SCALE

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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

