



18 St. Bartholomews Close | Chichester | PO19 3EP

Guide Price £269,950



**hancock**

Lettings & Estate Agents

St. Bartholomews Close | Chichester  
| PO19 3EP  
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- No onward chain
- Allocated parking
- Bike and bin store
- Newly redecorated throughout
- 2-Double bedrooms
- Pretty communal garden
- Lift service

This second floor apartment has skilfully designed and well-proportioned accommodation and is being offered to the market with no onward chain.

#### Accommodation

Once inside the apartment the accommodation is arranged over one level. There is an open plan, south facing, sitting/dining room with a modern fitted kitchen located to the rear of this space. Moving through the property, off a central hall there are two double bedrooms (master benefiting from an en-suite shower room and built in storage) and a large family bathroom which completes the accommodation.

#### Outside

Surrounding the block there are well-kept communal gardens which are mainly laid to lawn with pretty floral beds and shrubs planted throughout. To the front there is





an allocated parking bay and secure bike and bin storage.

#### Location

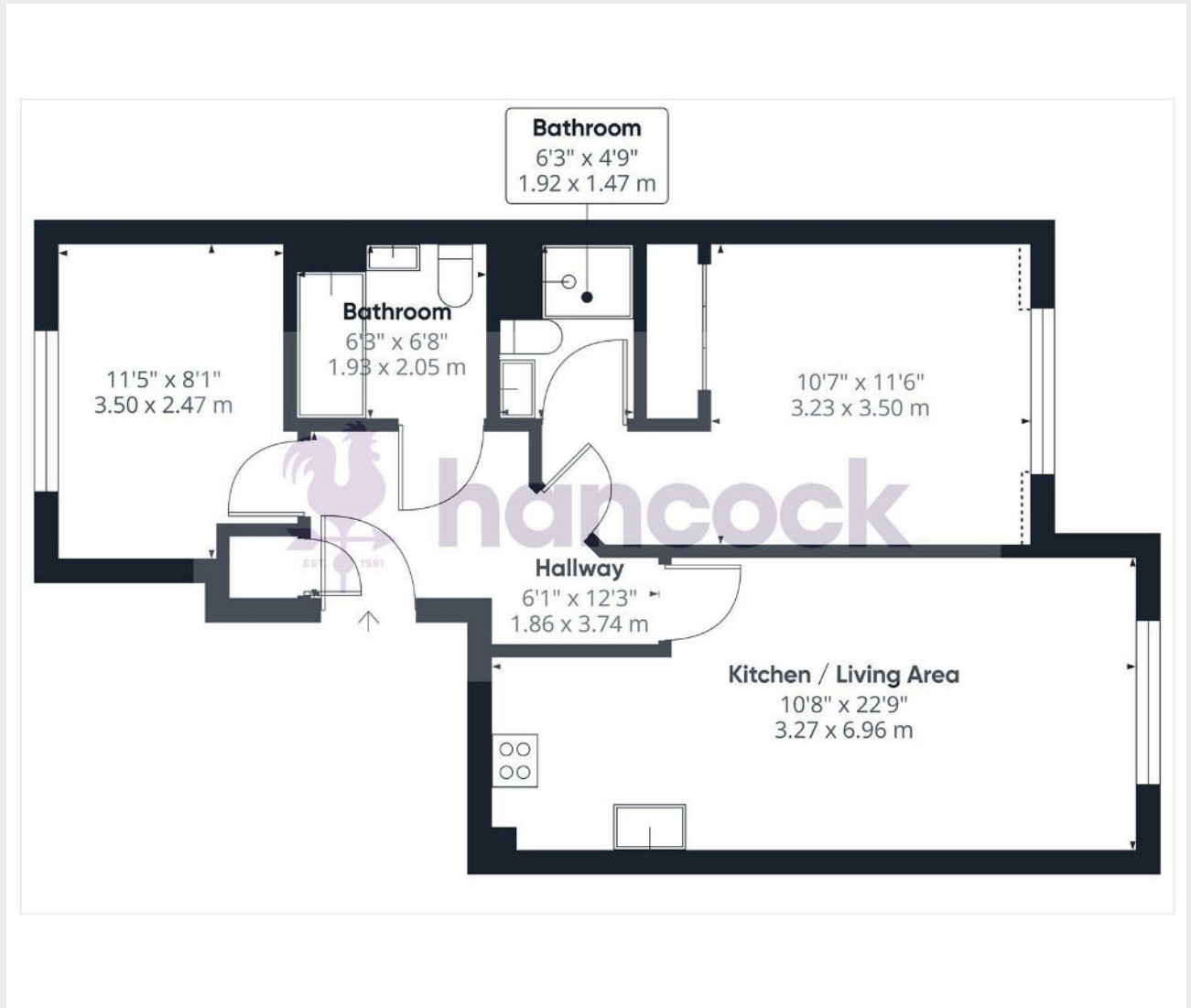
The apartment is located just off Westgate, a popular and quiet area lying just to the west of Chichester's historic city centre and with local amenities that include a public house. Chichester's vibrant city centre is a short walk away and offers a wide selection of shops, cafes, pubs, bars., restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. To the north of Chichester are the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south of Chichester are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour the beaches of West Wittering and East Head.

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>78</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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