



34 St. Agnes Place | Chichester | PO19 7TN

£340,000 Leasehold



hancock

Lettings & Estate Agents

St. Agnes Place | Chichester | PO19 7TN
£340,000

- No onward chain
- En-suite master bedroom
- South facing
- Allocated parking
- Well-kept communal garden
- City centre

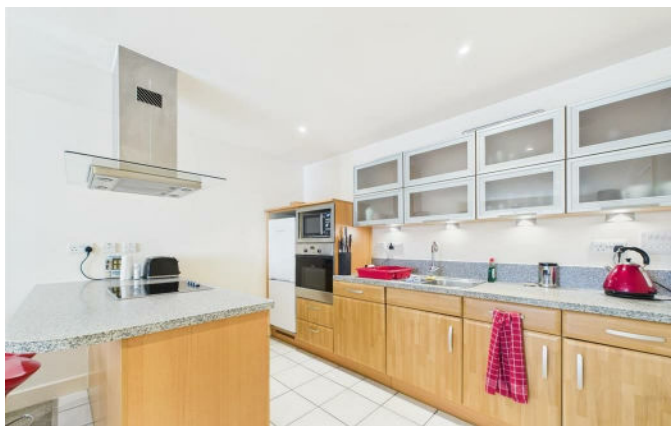
This well-presented two double bedroom apartment offers comfortable city centre living and is being offered to the market with no onward chain.

Accommodation

The light accommodation is arranged over one floor and to the front has a southerly facing aspect. There is a large entrance hall (with storage cupboards) which gives access to an en-suite master bedroom, a second double bedroom and a modern main bathroom. A south facing and spacious kitchen/sitting/dining completes the accommodation. The kitchen has fitted units and integrated appliances.

Outside

To the rear of the apartment there is allocated parking and beyond a well-kept communal garden which is mainly laid to lawn and is complete with seating areas.



what3words
///lowest.posed.dices



There is also residents bin and bicycle storage.

Location

St Agnes Place is located within the heart of Chichester's city centre near St Richards Hospital and the city's university. The city centre 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. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.

Information

Leasehold - 977 years remaining

Service Charge - £2360.40p

Ground Rent - £250

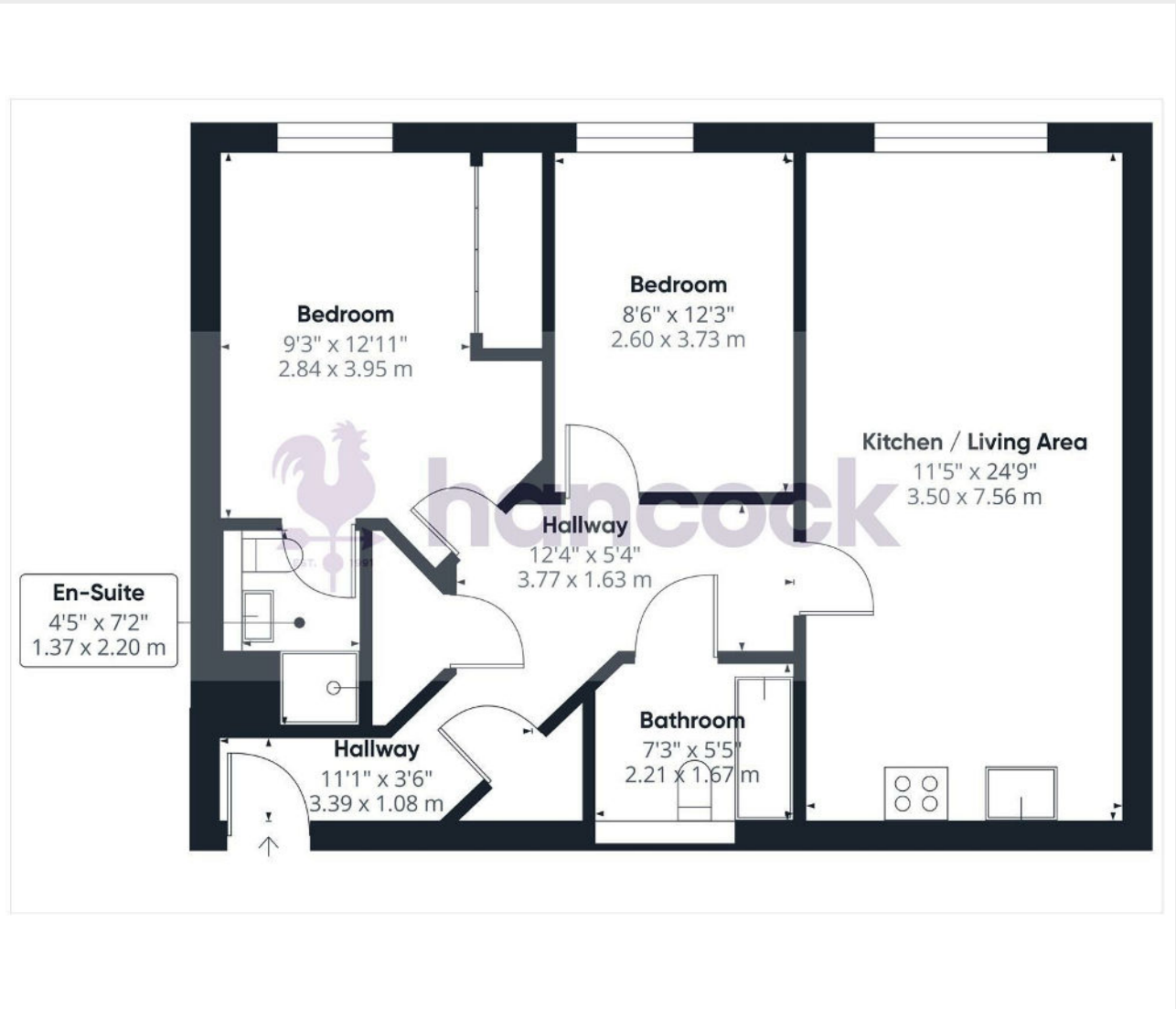
Council Tax Band - D

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk