Portfield Place Church Road | Chichester | PO19 7JN

Guide Price £220,000 Leasehold

hancock
Lettings & Estate Agents

# Flat 7

## Church Road | Chichester | PO19 7JN

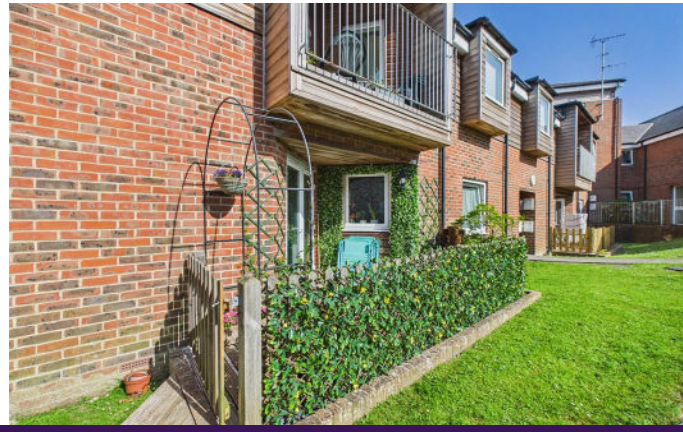
## Guide Price £220,000

- Ground Floor Apartment
- Open Plan Kitchen/Reception Room
- En-Suite Shower Room
- Parking
- Bike Shed
- Two Bedrooms
- Bathroom
- Private Terrace
- Easy Access to A27
- Close Proximity to amenities

Situated in a convenient location close to Chichester city centre, this well presented ground floor two bedroom apartment offers stylish, contemporary living with the added benefit of private outside space.

The heart of the home is the spacious open plan kitchen and reception room, designed for modern living and entertaining, with doors opening directly onto a private terrace, perfect for al fresco dining or relaxing. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the second bedroom is served by a family bathroom.

Further benefits include an allocated parking space, a secure bike store and a desirable ground floor position, making the property an excellent choice for first time buyers, professionals, downsizers or investors alike.



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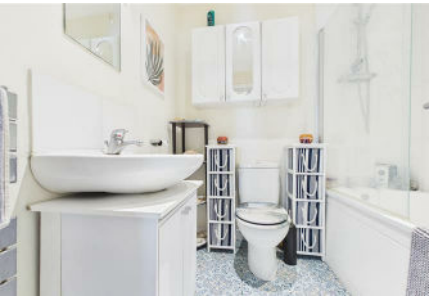
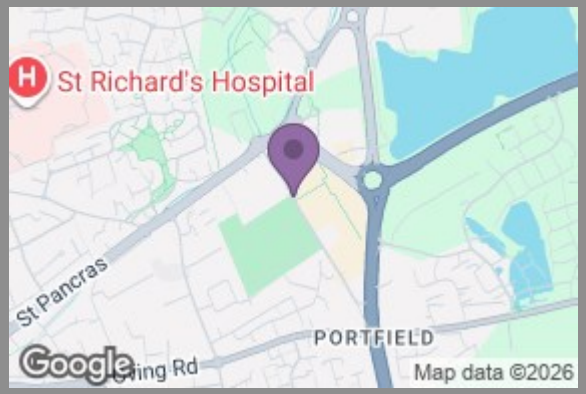
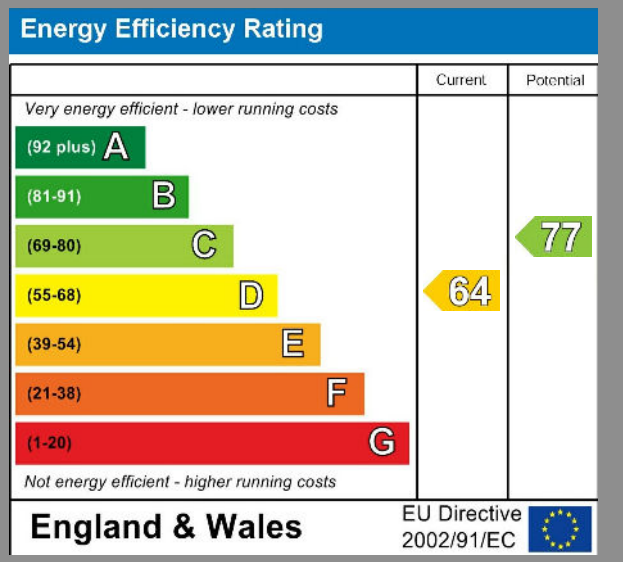


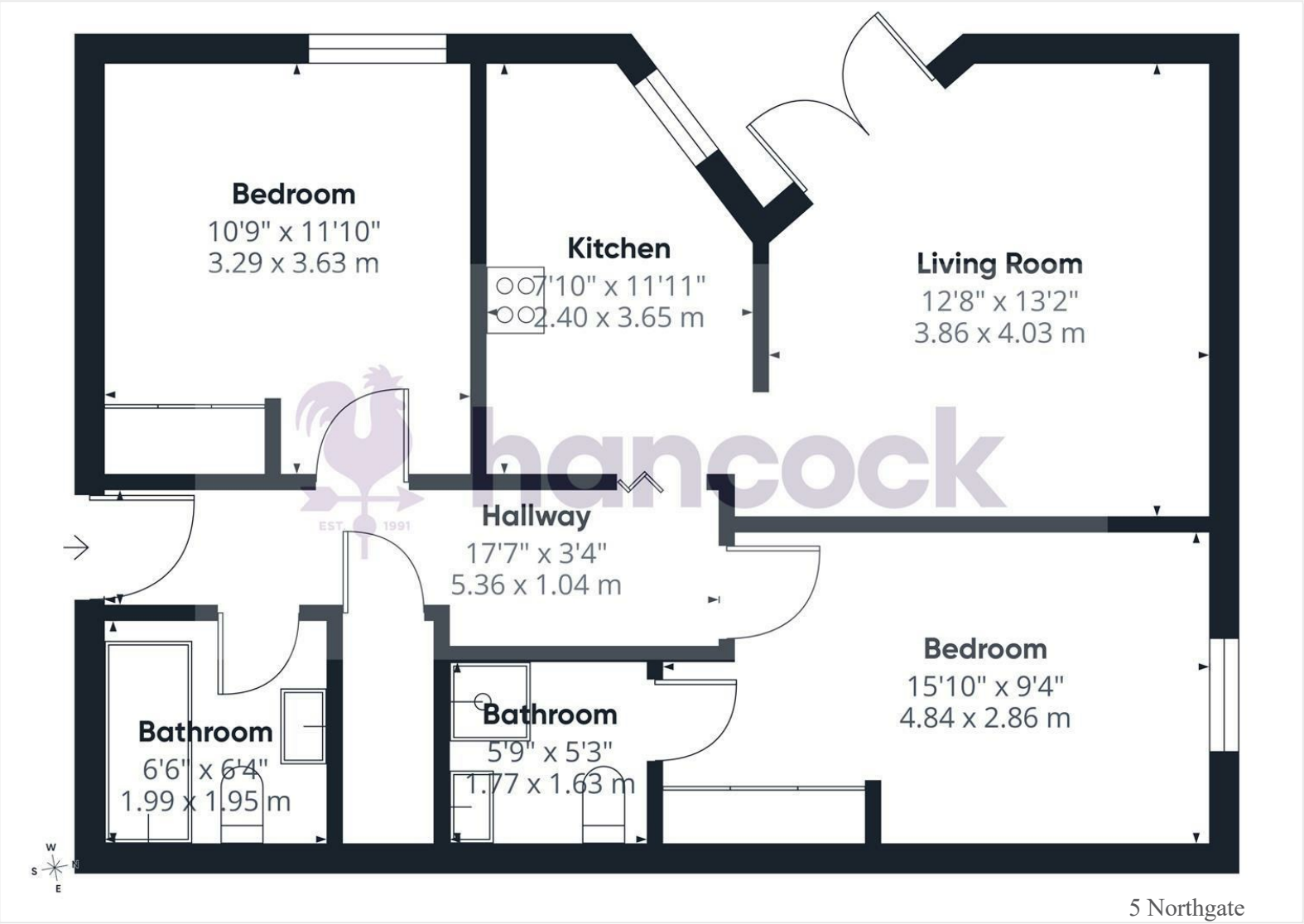
Portfield Place enjoys a convenient position just to the east of Chichester city centre, offering easy access to an excellent range of shopping, restaurants, cafés and cultural attractions, including the renowned Festival Theatre and historic cathedral. The city also provides a mainline railway station with direct services to London Victoria, making it ideal for commuters. Nearby leisure facilities, supermarkets and parks cater for everyday needs, while the stunning South Downs National Park and the picturesque beaches of West Wittering and Chichester Harbour are all within easy reach, offering an exceptional lifestyle with both countryside and coastal pursuits close by.

Additional information:
Tenure : Leasehold
EPC : D
Council Band : C
Broadband Speeds : Up To 5500mbps
Mobile : EE, Three, O2, Vodafone
Service Charge : £2262 per annum
Ground Rent : £200 per annum

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



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