

White & Brooks

CHICHESTER

£249,950

Tilemakers Close • Chichester • West Sussex

“Spacious First Floor Apartment ”

- ❖ Two Double Bedrooms
- ❖ En-suite to Primary Bedroom
- ❖ Spacious Living Room
- ❖ Separate Kitchen
- ❖ Bathroom
- ❖ Excellent Location
- ❖ Stunning Views
- ❖ EPC Band B



About The Property

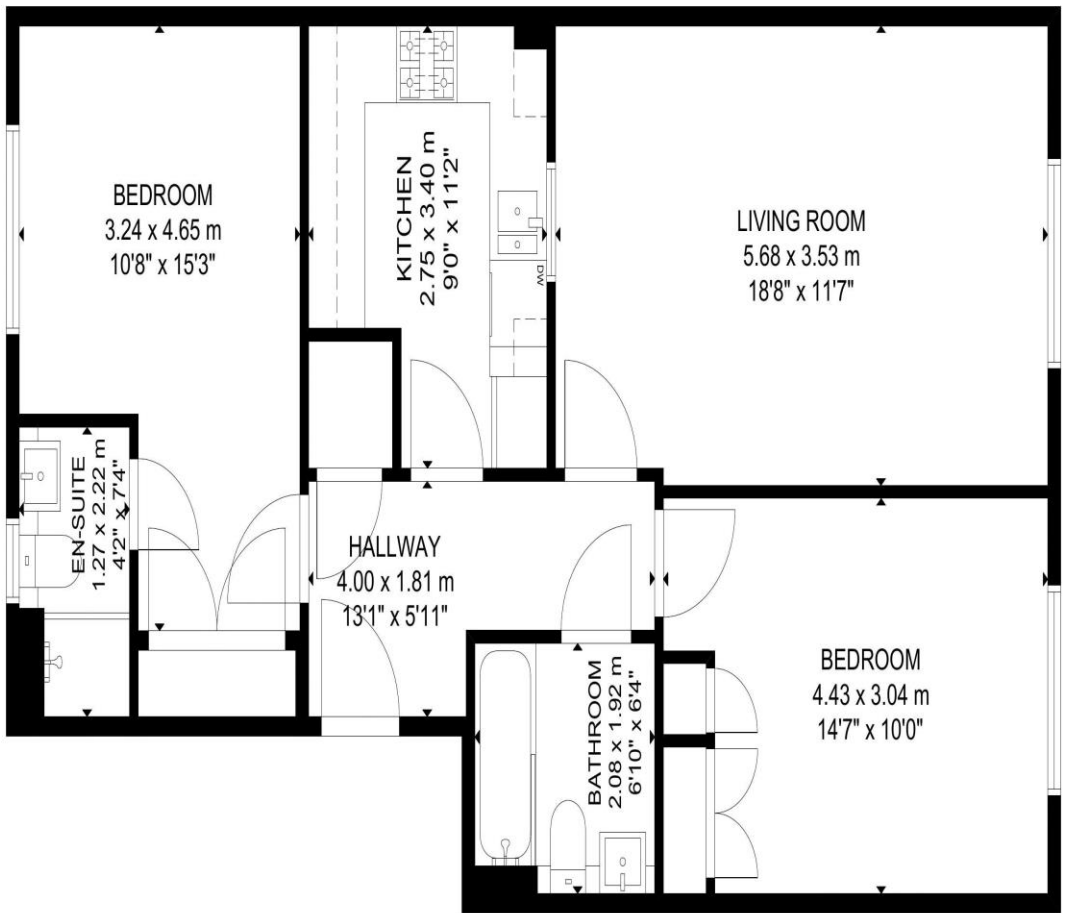
White & Brooks are delighted to offer this well presented spacious first floor purpose built apartment, situated on this sought after modern development on the outskirts of Chichester. The accommodation briefly comprises, entrance hallway, two double bedrooms - with one benefiting from an en-suite, a spacious living room, separate modern fitted kitchen and a bathroom. The apartment further benefits from its glorious views, an allocated parking space plus visitor parking and communal gardens. An internal viewing is essential to appreciate all the property has to offer.

Location: Situated in Westhampnett a few miles north of Chichester which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums. The nearby area hosts many sailing clubs and marinas provide exceptional facilities for boating and sailing enthusiasts of all abilities. West Wittering and East Head offer stunning beaches and a wide choice of recreational and water related sporting facilities. The South Downs National Park can be found to the north of Chichester and provides miles of beautiful walks and rides. Approximately 3½ miles to the North lies Goodwood with its famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. Chichester benefits from a main line rail service to London Victoria (approximately 90 minutes) and the A27 provides access across the Coast to Brighton to the East and Southampton to the West.

Tenure: Leasehold



Floorplan and EPC



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 72 m²/776 sq ft
 FLOOR 1: 72 m²/776 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

White & Brooks
 CHICHESTER

Room Details

Hallway 13' 1" x 5' 11" (4.00m x 1.81m)

Living Room 18' 8" x 11' 7" (5.68m x 3.53m)

Kitchen 9' 0" x 11' 2" (2.75m x 3.40m)

Primary Bedroom 10' 8" x 15' 3" (3.24m x 4.65m)

En-suite

Second Bedroom 14' 6" x 10' 0" (4.43m x 3.04m)

