

White & Brooks

CHICHESTER

From £450,000

St Johns Street • Chichester • West Sussex

“Brand New First Floor Apartment”



- ❖ City Centre Location
- ❖ Two Double Bedrooms
- ❖ En-suite To Master Bedroom
- ❖ Cloakroom
- ❖ Bathroom
- ❖ Excellent Sized Open Plan Kitchen/Diner/Lounge
- ❖ Utility Area
- ❖ Parking Available Upon Request
- ❖ No Forward Chain

About The Property

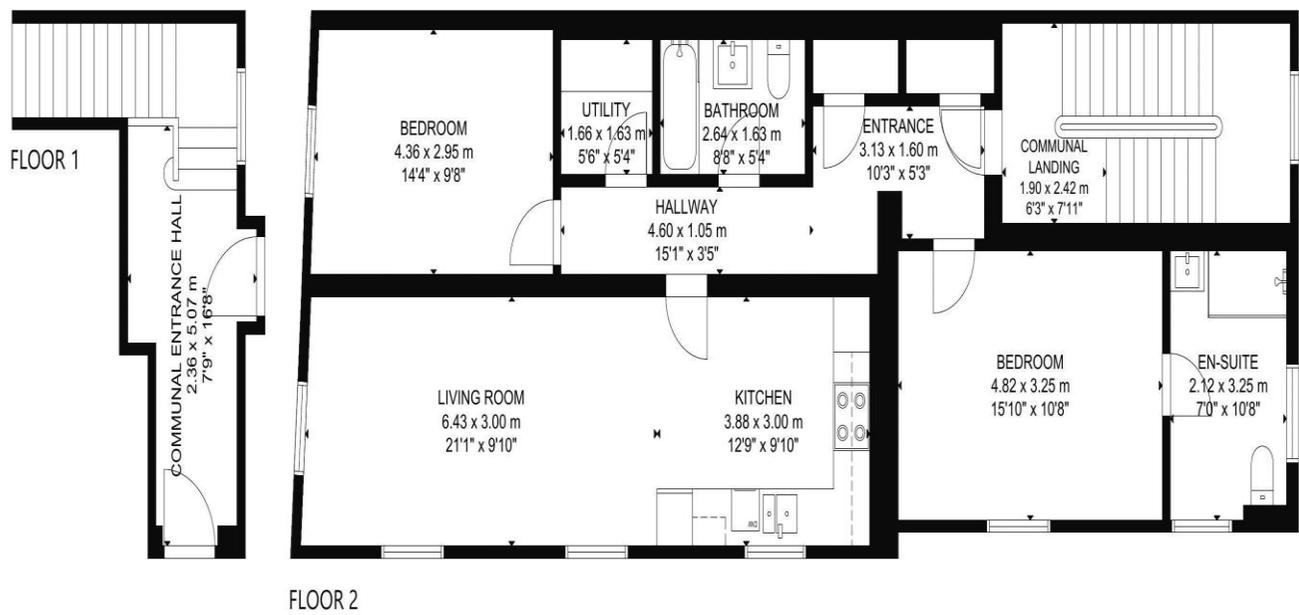
White and Brooks are delighted to offer to the market this stunning, brand new two bedroom first floor apartment. The property boasts period features but also benefits from newly fitted kitchen and bathrooms. This homely residence is located within the City walls of Chichester and offers 1,000 sqft/92.9 sqm of accommodation. In brief, the layout provides an impressive entrance hallway with a grand staircase.

The large 33ft long kitchen/dining/living room is light and airy due to the dual aspect windows, and the kitchen itself comes complete with new, integrated appliances. This feature room provides unique views over the city centre. There are two double bedrooms, but the master bedroom has an exposed feature brick wall and additionally benefits from a large en-suite shower room. There is also a separate contemporary bathroom which has been recently finished.

Situated in the heart 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.



Floorplan and EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(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	



GROSS INTERNAL AREA
 TOTAL: 93 m²/1,004 sq ft
 FLOOR 1: 0 m²/0 sq ft, FLOOR 2: 93 m²/1,004 sq ft
 EXCLUDED AREA: COMMUNAL ENTRANCE HALL: 14 m²/152 sq ft, COMMUNAL LANDING: 13 m²/137 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Room Details

Communal Hallway 7' 9" x 16' 8" (2.36m x 5.07m)

Living Room 21' 1" x 9' 10" (6.43m x 3.00m)

Kitchen 12' 9" x 9' 10" (3.88m x 3.00m)

Second Bedroom 14' 4" x 9' 8" (4.36m x 2.95m)

Utility Room 5' 5" x 5' 4" (1.66m x 1.63m)

Bathroom 8' 8" x 5' 4" (2.64m x 1.63m)

Hallway 15' 1" x 3' 5" (4.60m x 1.05m)

Entrance 10' 3" x 5' 3" (3.13m x 1.60m)

Primary Bedroom 15' 10" x 10' 8" (4.82m x 3.25m)

Ensuite 6' 11" x 10' 8" (2.12m x 3.25m)

Communal Landing 6' 3" x 7' 11" (1.90m x 2.42m)

