



13B Southbank | Chichester | PO19 8DX

Guide Price £175,000

Leasehold



**hancock**

Lettings & Estate Agents

Southbank | Chichester | PO19 8DX

Guide Price £175,000

- Lease length - approx 71 years remaining
- City centre
- Garden
- Gas Central Heating

\*\*\*\*Cash Buyers Only\*\*\*\* Accessed via its own private entrance and stairs this apartment offers enormous potential and is being offered to the market with no onward chain.

#### Accommodation

The accommodation comprises of stairs leading to a large sitting/dining room with both a fitted kitchen and a bathroom located to the rear. To the front of the accommodation there is a double bedroom.

#### Outside

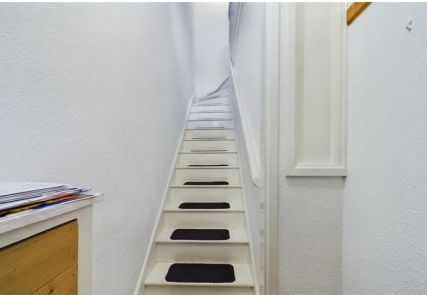
To the rear there is a garden area with two storage sheds. To the front there is parking.

#### Location

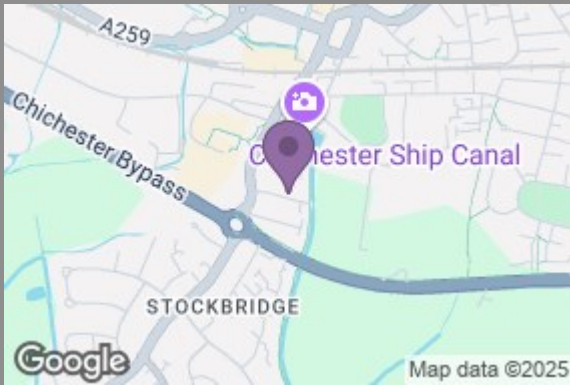
The property is located within an easy walk of Chichester's historic city centre and mainline train station



what3words  
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with the latter offering services to London Victoria. Chichester offers a wide range of shops, pubs, cafes and restaurants along with notable attractions such as The Pallant House Gallery and Festival Theatre. To the north lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south, the calm waters and inlets of Chichester Harbour, popular with sailors and boaters and at the entrance to the harbour are the beaches at West Wittering and East Head.



### 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>76</b>
(55-68) <b>D</b>	<b>66</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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Floor 0

Floor 1

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EST. 1991

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