



21 | Forbes Place | King George Gardens | Chichester | PO19

6LF

Asking Price £270,000 Leasehold - Share Of Freehold



**hancock**

Lettings & Estate Agents



Forbes Place | King George Gardens  
Chichester | PO19 6LF  
Asking Price £270,000

- No Chain
- Allocated Parking
- Central location
- Communal gardens
- Two Double Bedrooms
- South Facing Aspect
- Lift access
- Close to local amenities
- En-Suite Bathroom
- Two Bathrooms

A stunning example of a period conversion situated within historic Forbes Place, located just to the north of Chichester city centre, opposite the Festival Theatre. This characterful, lift-serviced apartment offers tremendous natural light and impressive views across the city to Chichester Cathedral. Originally built as an Edwardian hospital, Grade II listed Forbes Place was converted to apartments in 1995 and is well-known for its grand façade and well-kept communal grounds which lie to the front of the apartments.

#### Accommodation

Forbes Place retains many of its attractive period features, including an impressive entrance hall and wide, sweeping staircase leading to the apartment which is situated on the top floor and can also be accessed via a lift. Once inside, the accommodation is arranged over one floor to include an entrance hall, family bathroom, fitted kitchen and a well-proportioned sitting/dining room. Further accommodation comes in the form of a double bedroom and an en-suite master bedroom. A particular feature of note is the elevated, south facing aspect which affords far-reaching city views



what3words ///

regard.blows.rounds



out over north Chichester to the cathedral.  
£3365 per annum ground rent and service charge. 974 years left on the lease.

#### Outside Space

Outside space comes in the form of delightful, well-kept communal grounds with mature planting and seated areas dotted throughout. There is also one allocated parking bay with further visitor parking located within the development.

#### Location

Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

#### Key Information:

Heating : Gas

Mains Sewerage : Southern Water

Mains Water Supply : Portsmouth Water

Electric : Mains

#### Additional Charges :

Service Charges : £3365 per annum

Ground Rent : £0 per annum

Lease Length : 974 years

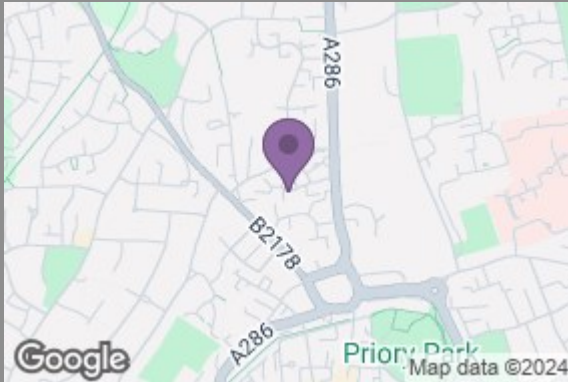
Tenure : Leasehold - Share of Freehold

#### Services :

Broadband Speeds : up to 103Mbps

Mobile Signal/Coverage : EE, Three, 02 & Vodafone



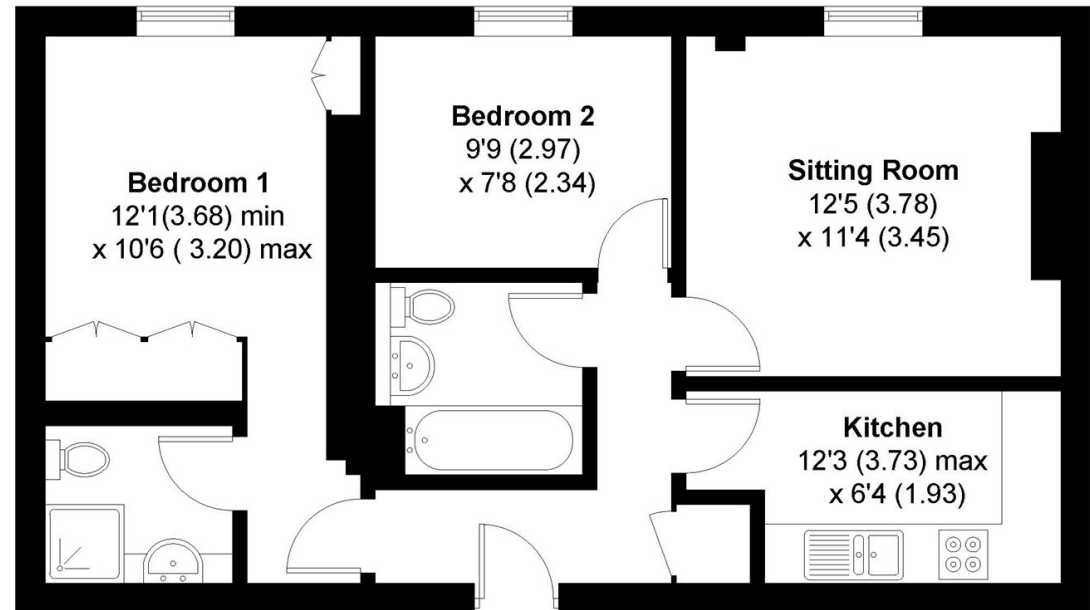


### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>71</b>                  | <b>77</b> |
| (55-68) <b>D</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<br>2002/91/EC |           |

### Forbes Place, Chichester, PO19

APPROXIMATE GROSS INTERNAL AREA = 617 SQ FT / 57.3 SQ M



### SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID437686)

Produced for Tod Anstee Hancock



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