



Willow Court, Fishbourne Road East, Chichester, West Sussex PO19

A well-presented two-bedroom first-floor apartment with a share of the freehold, private entrance and allocated parking, forming part of the attractive Willow Court development on Fishbourne Road East.



- **Two Bedroom First Floor Flat**
- **Share of Freehold**
- **Long Lease (Approx 964 Years)**
- **Chain Free**
- **Spacious Living/Dining Room**
- **Modern Fitted Kitchen**
- **Modern Shower Room**
- **Ideal First Time or Investment**

Offered for sale with no onward chain, the property is within comfortable walking distance of Chichester city centre and the Tesco superstore on Fishbourne Road East.

The property benefits from its own private entrance, with stairs leading to the first-floor landing, which gives access to all rooms.

The living/dining room is a particularly good size and provides a bright and comfortable space for both relaxing and entertaining.

The kitchen is fitted with a range of base and wall units with space for appliances. There are two bedrooms, with the principal bedroom providing a generous double room and the second bedroom offering flexibility as a guest room, study or home office. A modern shower room completes the accommodation.

Outside, the property benefits from an allocated parking space and forms part of a well-maintained development.

Further advantages include a share of freehold, a long lease understood to be approximately 964 years remaining (TBC), and a low service charge currently understood to be approximately £80 per month.

Willow Court is conveniently positioned on Fishbourne Road East, within comfortable walking distance of Chichester city centre, where a wide range of shops, restaurants and cultural attractions can be found, including the renowned Chichester Festival Theatre.

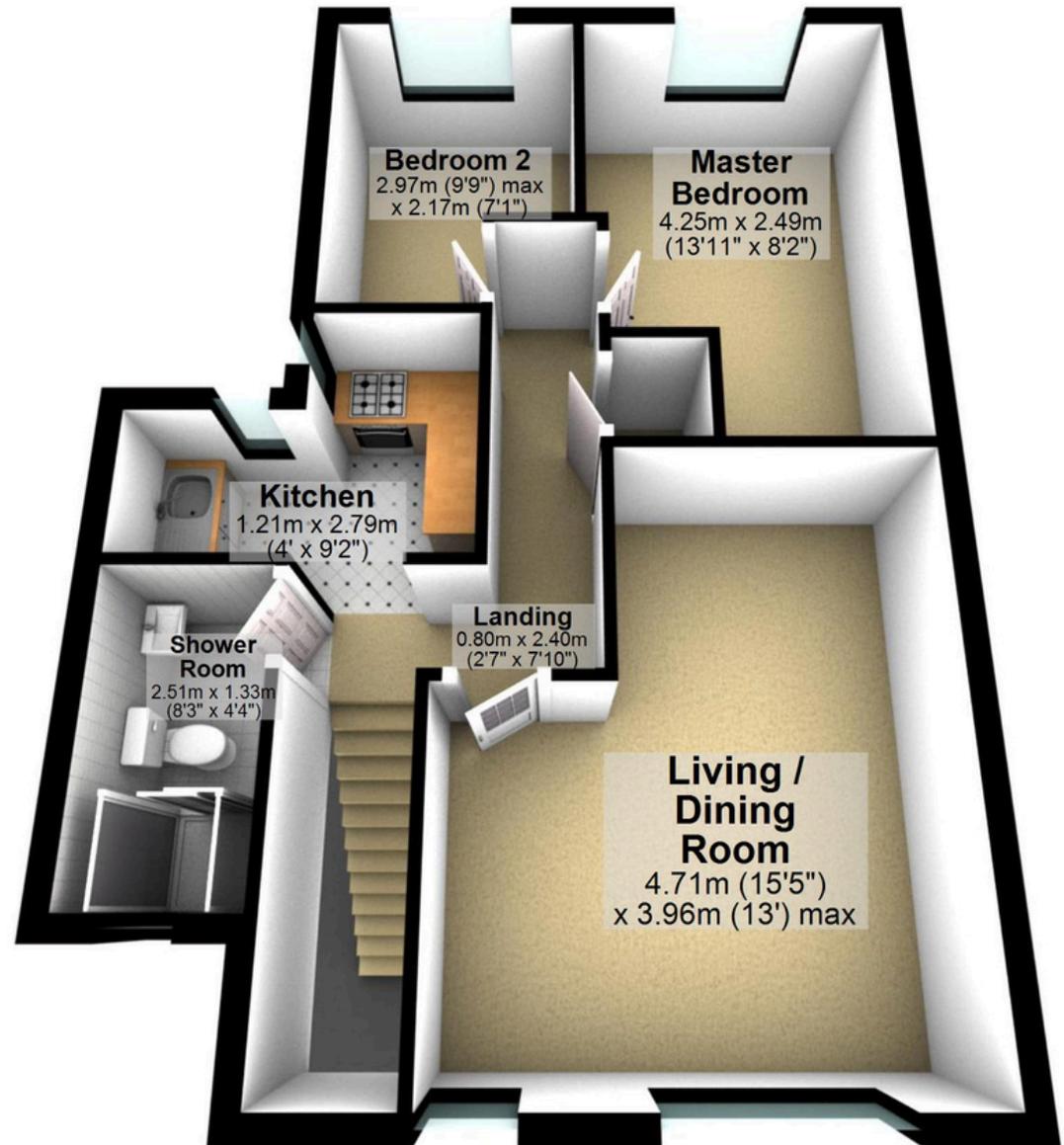


Ground Floor



**Entrance
Porch**
2.82m x 1.06m
(9'3" x 3'6")

First Floor



Bedroom 2
2.97m (9'9") max
x 2.17m (7'1")

**Master
Bedroom**
4.25m x 2.49m
(13'11" x 8'2")

Kitchen
1.21m x 2.79m
(4' x 9'2")

**Shower
Room**
2.51m x 1.33m
(8'3" x 4'4")

Landing
0.80m x 2.40m
(2'7" x 7'10")

**Living /
Dining
Room**
4.71m (15'5")
x 3.96m (13') max

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

