



CHICHESTER · WEST SUSSEX

FOR SALE CHAIN FREE

# Willow Court

Fishbourne Road East, Chichester, West Sussex

GUIDE PRICE

Offers in Excess of £180,000

## THE PROPERTY

# A well presented first floor apartment with its own private entrance and a Juliet balcony, offered with a share of the freehold and *no onward chain*.

Offered with no onward chain, this first floor apartment is a polished and low maintenance home that would suit a first time buyer or an investor equally well. It comes with a share of the freehold, a long lease with around 964 years remaining, no ground rent and a service charge of just £80 a month, so the outgoings are genuinely light.

The flat has its own private front door at ground level, with stairs rising to the first floor. At the top, a hallway with a built in storage cupboard opens into the living and dining room, a bright and generous space with French doors and a Juliet balcony that draw in plenty of light.

A separate modern kitchen sits off the living room, fitted with white units and dark worktops, a Beko oven, a gas hob and an extractor hood, with the Vaillant boiler neatly housed out of the way. The double bedroom is a comfortable size, noticeably larger than many one bedroom flats offer, and benefits from a built in wardrobe.

The modern bathroom is finished with a panelled bath and shower over, a glass screen, a pedestal basin and crisp white tiling. With neutral decoration and wood effect flooring throughout, there is nothing to do but move in. An allocated parking space completes the picture.

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**1**  
BEDROOM

**1**  
BATHROOM

**1**  
RECEPTION

**C**  
EPC RATING

**Share**  
OF FREEHOLD

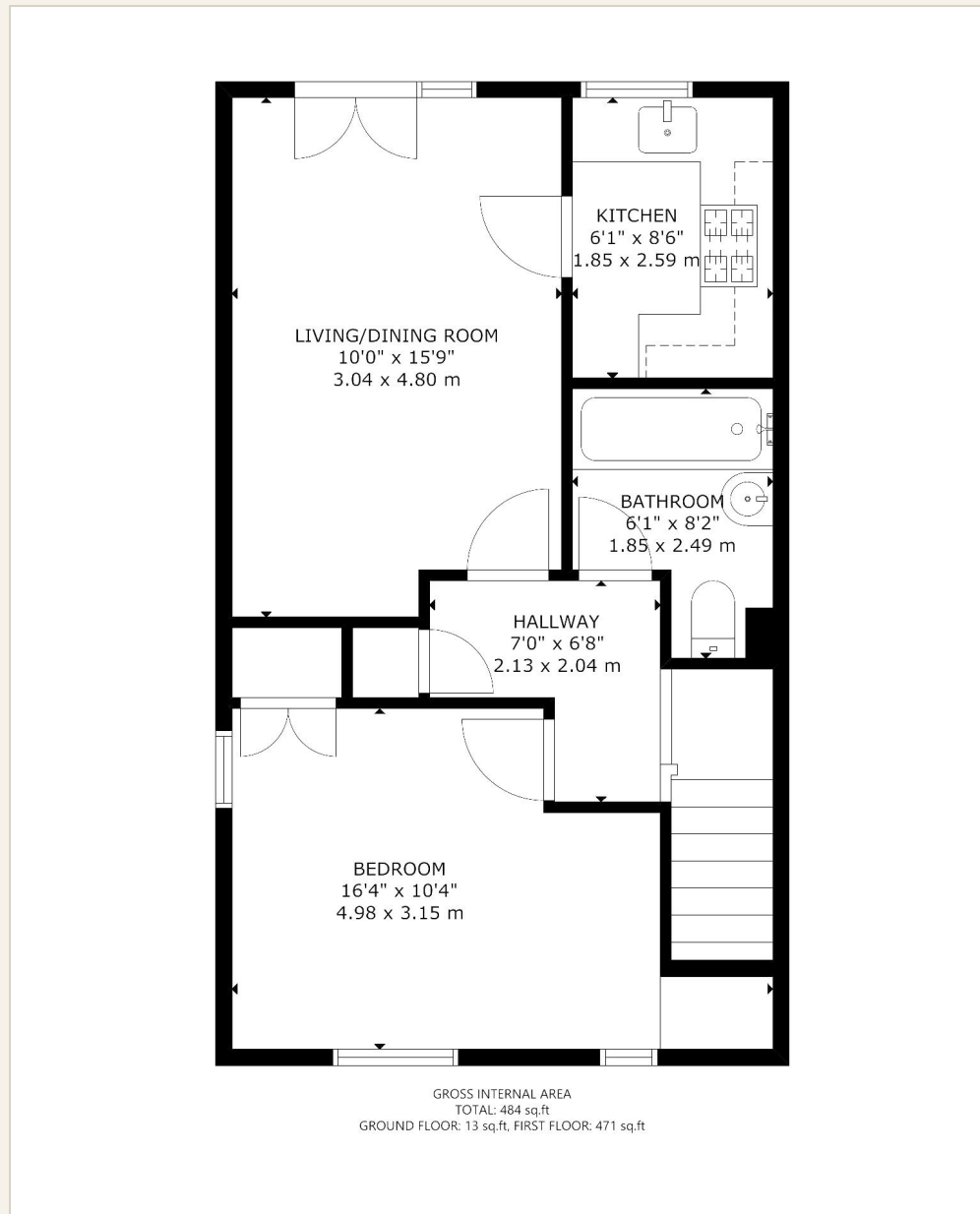
**1**  
ALLOCATED SPACE

THE ROOMS Considered, comfortable spaces



KITCHEN · FRONT ASPECT · BEDROOM · BATHROOM

## FLOOR PLAN



GROSS INTERNAL AREA · APPROXIMATELY 45 SQ M / 484 SQ FT

## THE SETTING

### Well placed for city and coast

Willow Court sits on Fishbourne Road East, just to the west of Chichester city centre. A large Tesco Extra is a few minutes walk away, with easy access to the A27 and the A259 coastal road close at hand.

Fishbourne mainline station is within reach for commuters, while the heart of the city, with its high street, cathedral and Festival Theatre, is an easy walk away.





VIEWINGS STRICTLY BY APPOINTMENT

## Arrange a viewing



**PMS Lettings & Sales**

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Agents note. These 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 the 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.