

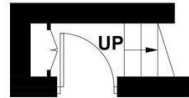


Sims Williams

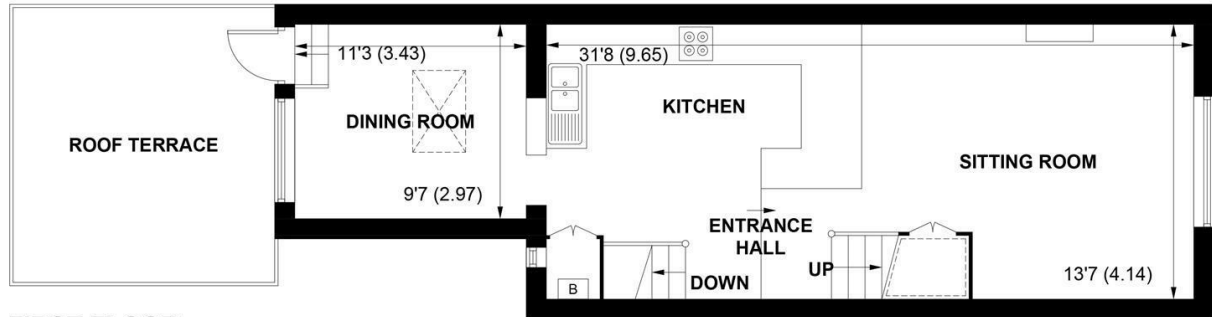
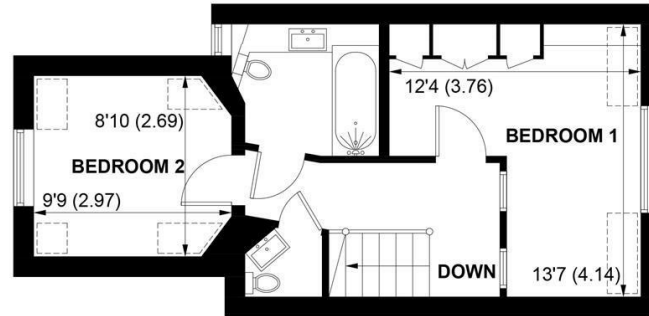


75A, NORTH STREET, CHICHESTER, WEST SUSSEX, PO19 1LQ





GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA = 917 SQ FT / 85.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

£320,000 Leasehold

75A, NORTH STREET,
CHICHESTER,
WEST SUSSEX, PO19 1LQ

- Stunning Grade II Listed Apartment
- Central Chichester Location
- Superb Views Over North Street
- No Onward Chain
- Sitting Room & Dining Room
- Stylish Fitted Kitchen
- 2 Double Bedrooms
- Attractive Bathroom & Cloakroom
- Roof Terrace

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = C

Offered for sale with no forward chain, this stylish and unique Grade II listed first floor apartment is located in the heart of Chichester city centre, with numerous amenities and cultural attractions right on the doorstep. Access is via a discreet passageway from North Street, which leads to the front door and entrance lobby with stairs to the first floor.

The property exudes character with its exposed beams and the open-plan sitting room has a feature fireplace and windows overlooking vibrant North Street.

The kitchen is fitted with a range of attractive units and work surfaces with space and plumbing for appliances. The dining room is a gloriously light space which opens onto the roof terrace.

A further staircase leads to the second floor, to 2 double bedrooms. The bathroom has a white suite consisting of bath with shower over, wash basin and WC and there is a separate cloakroom.

An undoubted feature of the property is the roof terrace, which offers rooftop views of the surrounding properties and is a perfect spot for outside entertaining.

Lease Details

We understand that there is the balance of a 125 year lease from 2005. The service charge is approximately one third of the overall cost of maintenance.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From The Cross, proceed north and you will see the entrance to 75a on the right hand side above The Cat & Rabbit Rescue Centre shop, after a short distance.



