



91 Spitalfield Lane | Chichester | PO19 6SJ

Guide Price £160,000



hancock

Lettings & Estate Agents

5 St Richards Lodge

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- 24hr Care Line Service
- Private Patio
- Launderette
- On site Manager
- Residents Parking
- Ground Floor
- One Bedroom
- Communal Gardens
- Council Band : B
- Intercom System

Hancock and Partners presents this ground floor retirement flat located on Spitalfield Lane in the picturesque City of Chichester. This delightful apartment boasts one large reception room, one cosy bedroom with built-in-storage, and a well-appointed bathroom, making it a perfect retreat for those seeking a comfortable and convenient living space.

Spanning 678 square feet, this apartment offers a well-proportioned layout that maximizes space and functionality. The property features a residents parking area, ensuring that you never have to worry about parking in this bustling City.

One of the highlights of this property is its access to communal gardens, providing a tranquil outdoor space where you can relax and unwind amidst nature. Additionally, residents can enjoy social areas within the development, perfect for mingling with neighbours or hosting gatherings.

Service Charge : £3467 per annum - Breakdown

- Water Rates Included



what3words ///



- 24hr Careline Service
- On Site Parking
- Launderette
- Window Cleaning/Garden Maintenance
- On site manager Mon-Fri 9:00am-5:00pm
- Communal Lounge
- New Entry System to be installed

The property is located just East of Chichester. The city's historic centre offers an enviable selection of bars, restaurants and shops. 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.

Additional Information :

Tenure : Leasehold

Years Remaining : 109 years

Service Charge : £3307 per annum - speak to office about future costs

Ground Rent : £878 per annum

Council Band : B

EPC : C

Broadband : Up To 330 mbps

Mobile : EE, O2, Three, Vodafone

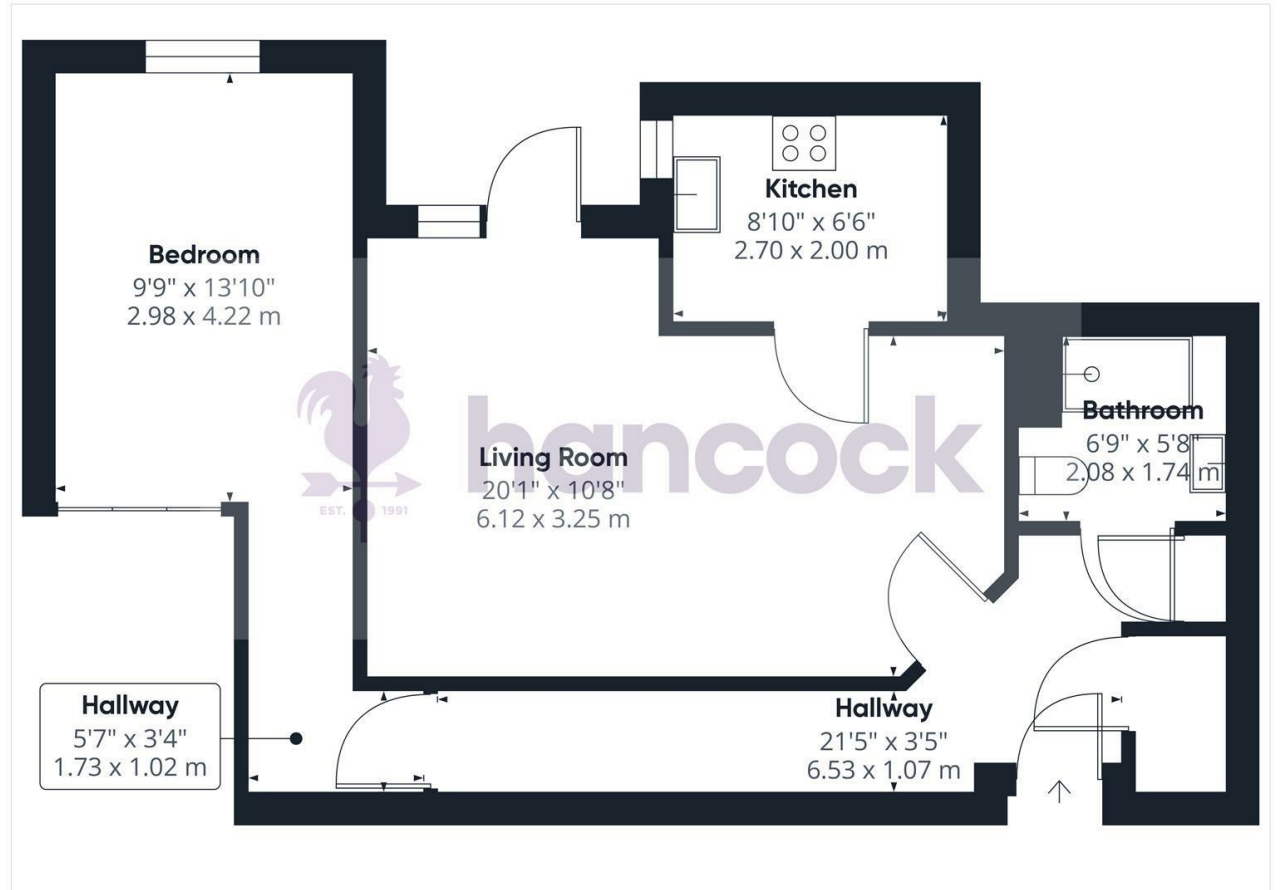
Don't miss this opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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