



31 St. Richards Lodge, 91 Spitalfield Lane, Chichester, PO19 6SJ

Guide Price £90,000

31 St. Richards Lodge, Chichester

A chain free first floor apartment on the outskirts of the city centre

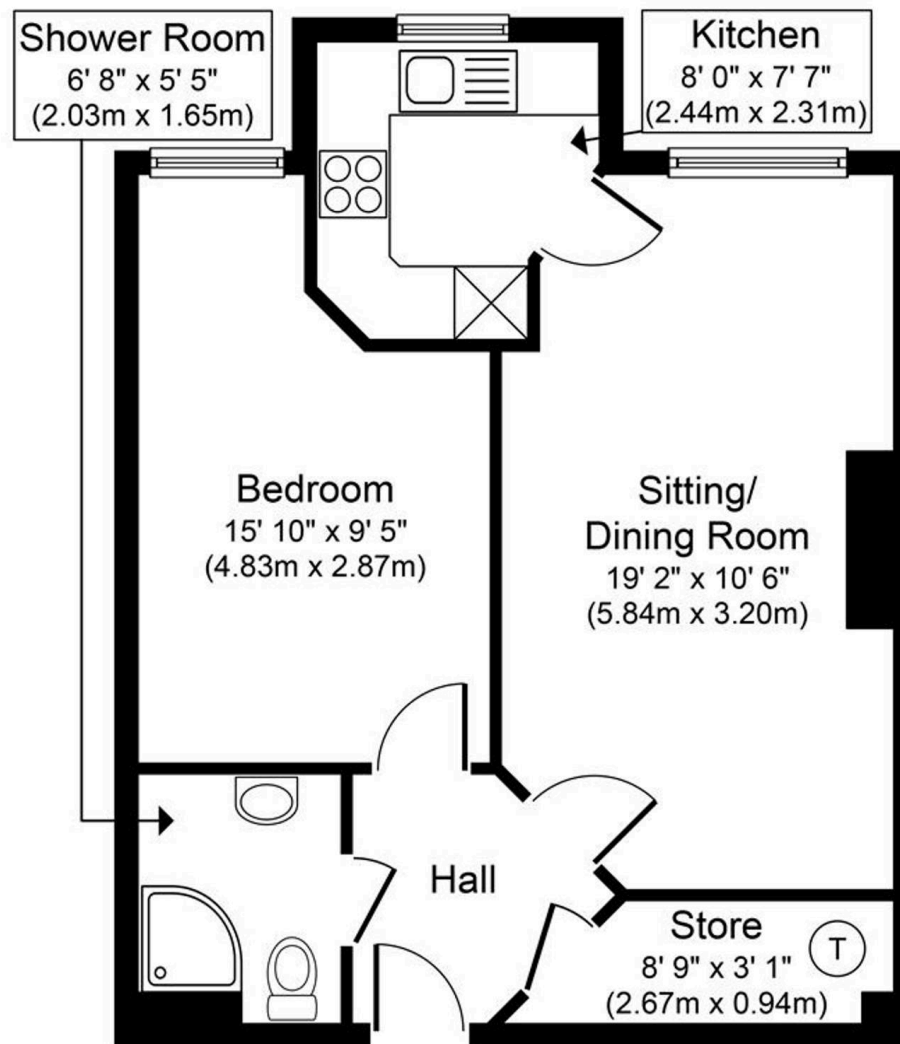
- Bright and well presented
- First floor retirement property
- One bedroom
- Attractive communal grounds
- Short distance to Chichester City Centre
- Laundry facilities
- Residents lounge

Presenting this well-appointed one bedroom retirement property situated on the first floor within a meticulously maintained development boasting attractive communal grounds. Bright and wonderfully presented, this residence offers a comfortable living space ideal for those seeking a peaceful and secure living environment.

The house manager is on hand throughout the day to support the owners and keep the development in perfect shape as well as arranging many regular events in the owners' lounge from coffee mornings to games afternoons. A guest suite is available for your friends and family to stay in. In addition, you are entitled to use of the guest suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.





Approximate Floor Area
499 sq. ft.
(46.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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St Richards Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55. This property is perfectly suited for those looking to downsize or enjoy a relaxed retirement lifestyle in a vibrant community setting.

Leasehold - balance of a 125 year lease from 2008.

Service Charge - payment currently £1,733.82 every six months

Ground Rent - payment £439.10 every six months

Chichester District Council - 25/26 Tax Band B £1,817.72 EPC-B

Location - The property stands in this convenient position and is well placed for access to the city centre, St Richards Hospital and business retail park with Sainsburys and John Lewis. The city centre which offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions - From the top of North Street proceed in an easterly direction along Oaklands Way. At the roundabout, take the first exit into Spitalfield Lane. At the mini roundabout proceed straight over and St Richards Lodge is a short distance along on the left. what3words - cages.soda.shut

