



58a Spitalfield Lane, Chichester West Sussex, PO19 6SH

Guide Price £239,995

Located in the heart of Chichester, this charming first-floor flat is arranged over two levels, offering a unique layout and a fantastic opportunity for first-time buyers, downsizers, or investors. Ideally positioned within easy reach of the city's vibrant centre, local amenities, and transport links, the property combines convenience with character.

The first floor landing opens to a spacious and light filled reception room, providing a comfortable space for both relaxation and entertaining. The kitchen, though compact, is functional and well utilised, offering everything needed for everyday cooking. Also on this level is the second bedroom, which benefits from a fitted cupboard, and a well appointed bathroom with a bath and overhead shower.

Stairs lead to the upper floor, where the principal bedroom is situated within the loft space. This bright and airy room offers a sense of privacy and character, with ample space for furnishings.

Externally, the property benefits from a private garden, providing a delightful outdoor space for relaxation or entertaining. There is also private parking for one vehicle to the rear, while permit parking is available at the front. The location is well served by excellent transport links, including Chichester's train station, which provides direct services to London, Brighton, and Portsmouth.



Chichester is a historic cathedral city celebrated for its blend of culture, heritage, and modern conveniences. The city centre boasts a variety of independent boutiques, high street shops, and a fantastic selection of cafés, pubs, and restaurants. The renowned Chichester Festival Theatre draws audiences from far and wide with its world class performances.

For those who enjoy the outdoors, Chichester Harbour, an Area of Outstanding Natural Beauty, is just a short drive away and offers sailing, paddle boarding, and picturesque coastal walks. The South Downs National Park provides excellent walking and cycling routes, while Goodwood is famous for its motorsport events, horse racing, and golf courses.

With excellent schools, a thriving cultural scene, and a wealth of leisure activities nearby, Chichester remains a highly desirable place to live, offering an exceptional quality of life.

Tenure Leasehold | **Council Tax** Band B | **EPC** D

Sitting / Dining Room 13'7" (4.14m) x 12'5" (3.78m)

Kitchen 8'3" (2.51m) x 6'6" (1.98m)

Bathroom

Bedroom 1 14'11" (4.55m) Into Eaves x 12'10" (3.91m) Into Eaves

Bedroom 2 13'7" (4.14m) x 8'11" (2.72m)

External & General

Lease Details: Remainder of 999 year lease granted in March 2000.

Peppercorn ground rent with no service charges but a 50% contribution towards buildings insurance.

Connected to all mains services. Gas heating to radiators.

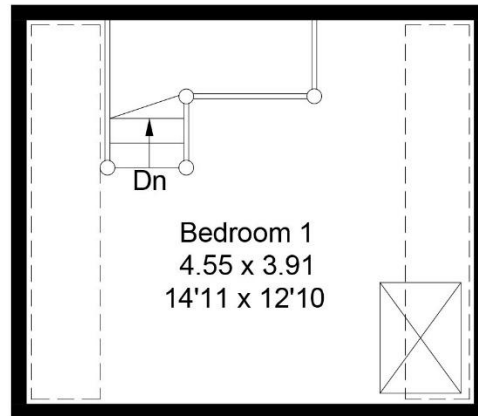
Astons of Sussex inform buyers that the vendors are related to a member of staff.

Parking space at the rear and permit parking available to the front.

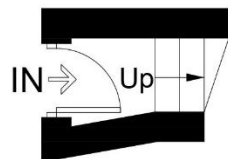


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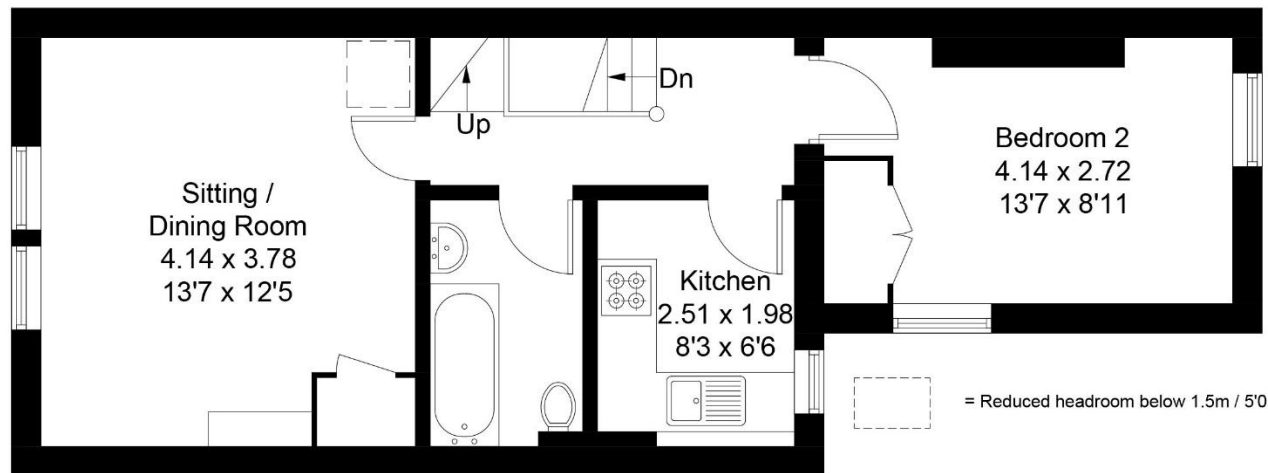
Approximate Gross Internal Area = 62.8 sq m / 676 sq ft



Second Floor



Ground Floor



First Floor

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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