



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

Guide Price **£125,000**

12 St. Richards Lodge, Chichester

- Ground floor garden flat
- Double bedroom
- Comprehensive communal facilities
- Chain free
- Viewing recommended

A well-presented ground floor age-restricted garden apartment enjoying direct access to, and delightful views over, attractive communal gardens, whilst being conveniently situated close to the city centre and its excellent range of shops, amenities and services. The accommodation comprises a comfortable sitting room with door opening onto the gardens, a fitted kitchen, double bedroom with fitted wardrobe, shower room with brand new walk-in shower and a large useful storage cupboard.

Forming part of a well-maintained retirement development, residents benefit from an on-site House Manager, communal lounge, laundry facilities and communal parking.

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.







GROUND FLOOR

12 St. Richards Lodge, 91 Spitalfield Lane, Chichester

Approximate Area = 490 sq ft / 45.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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This property is perfectly suited for those looking to downsize or enjoy a relaxed retirement lifestyle in a vibrant community setting.

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.

Offered for sale with no forward chain, an internal viewing is highly recommended.

Leasehold - 125 year lease granted 04/10/2008.

Service Charge - Half yearly, in advance - £1480.65

Ground Rent - Half yearly, in advance - £439.10

Chichester District Council - 26/27 Tax Band B £1,938.33
EPC-C

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

