



56a Spitalfield Lane, Chichester - PO19 6SH

Guide Price £249,950 - No Onward Chain



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56a Spitalfield Lane

Chichester

A recently refurbished two-bedroom flat across the first and second floors of a Victorian semi-detached house, with private garden, parking and share of freehold available separately.

- Beautifully refurbished two-bedroom flat on the first and second floors of a characterful Victorian flint and brick semi-detached house on Spitalfield Lane, Chichester
- Contemporary sage-green kitchen with quartz worktops, integrated oven, induction hob, extractor, open shelving and good natural light from a side window
- Generous sitting room measuring 15'5 x 13'9, with the original fireplace surround as a focal point and recessed LED lighting
- Well-appointed bathroom with bath, overhead shower, WC and wash hand basin, finished with striking geometric patterned tiling throughout
- Second-floor principal bedroom measuring 14'8 x 13'5, with Velux roof lights, electric radiator and useful eaves storage
- Second bedroom on the first floor at 9'1 x 7'3 — well-suited as a single bedroom, home office or dressing room
- Private rear garden laid to lawn, enclosed by timber fencing with a rear gate
- Private off-street parking space to the rear of the property, accessed from Melbourne Road





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56A Spitalfield Lane is a two-bedroom flat occupying the first and second floors of a handsome Victorian semi-detached house on the eastern side of Chichester city centre. The property has been refurbished to a good standard throughout and is offered leasehold, with a share of freehold available to purchase at additional cost — details on request.

The flat is entered at ground floor level via a private hallway with stairs rising to the first floor landing. On the first floor, the sitting room is a generous space measuring 15'5 x 13'9, with recessed LED lighting, carpet and an original ornate fireplace surround — a period feature that gives the room real character.

The kitchen is fitted with sage-green shaker-style cabinetry, quartz worktops, an integrated oven, induction hob and extractor, with open metal shelving above and a side-facing window providing natural light. A second bedroom on this floor measures 9'1 x 7'3 and works well as a single room, home office or dressing room. The bathroom is finished to a good standard with a bath, overhead shower, WC and wash hand basin, and is tiled throughout in a bold geometric pattern.



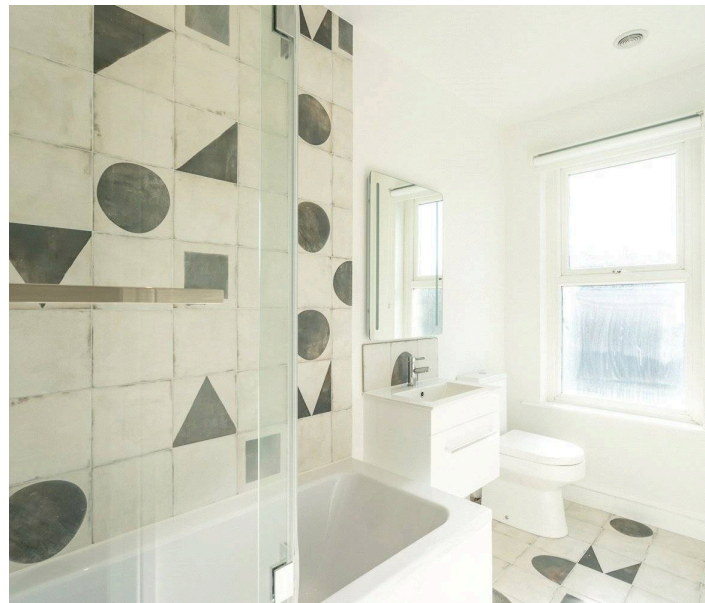


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Stairs from the first floor landing rise to the second floor, where the principal bedroom occupies the full footprint of the upper level, measuring 14'8 x 13'5. The room has a characterful vaulted ceiling line with two Velux roof lights providing good natural light, an electric panel radiator and useful eaves storage to one side.

Outside, the property benefits from a private rear garden laid to lawn, enclosed by timber fencing with a rear gate. A private gravel off-street parking space is situated to the rear of the building, accessed from Melbourne Road.



Spitalfield Lane sits on the eastern side of Chichester, within easy walking distance of the pedestrianised city centre, St Richard's Hospital and the University of Chichester. The city offers a wide range of shops, restaurants, cafes and leisure facilities, as well as the Pallant House Gallery and the Chichester Festival Theatre. The South Downs National Park is approximately 2.5 miles to the north, and Chichester Harbour, Chichester Marina and the beaches at West Wittering are within easy reach to the south-west. To the north of the city, the Goodwood Estate hosts the Festival of Speed, Goodwood Revival and a season of horseracing. Chichester station provides rail services along the coast to Portsmouth and Brighton and to London Victoria, with bus stops also close by.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







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