



56 Spitalfield Lane, Chichester - PO19 6SH

Guide Price £197,500 - No Onward Chain



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56 Spitalfield Lane

Chichester

A well-proportioned one-bedroom garden flat within easy walking distance of Chichester city centre. Offered leasehold with share of freehold.

- One-bedroom ground floor flat forming part of a handsome Victorian end-of-terrace with characteristic flint and brick elevations on Spitalfield Lane, Chichester
- Well-proportioned accommodation comprising kitchen, sitting/dining room, bedroom and bathroom, extending to approximately 736 sq ft
- Bedroom with large bay window, original open fireplace with ornate surround and decorative tiled hearth — a genuine period feature
- Sitting/dining room with coal-effect gas fire, feature fireplace surround and large double storage cupboard
- Kitchen with door to the rear garden.
- Private rear garden — predominantly lawned and off-street parking space accessed via a rear gate
- Share of freehold available at additional cost
- In need of some internal updating and redecoration throughout, offering scope for improvement and personalisation
- Within easy walking distance of Chichester city centre, St Richard's Hospital and the University of Chichester





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Chichester

56 Spitalfield Lane is a one-bedroom ground floor flat forming part of a characterful Victorian semi-detached property, built in the traditional Sussex flint and brick style that is characteristic of this part of Chichester. The flat is offered for sale leasehold, with a share of freehold available at additional cost, and is in need of some internal updating and redecoration—presenting an excellent opportunity for a buyer seeking a well-located property to improve and personalise.

The flat is accessed from the side of the building, with the front door opening directly into the kitchen. This is a practical space fitted with units, worktops, an inset sink, and housing the boiler. There is also a large storage cupboard and a door leading through to the bathroom, which is fitted with a bath and shower over, WC, and wash basin.



Spitalfield Lane sits on the eastern side of Chichester city centre, within easy walking distance of the pedestrianised shopping precinct, St Richard's Hospital and the University of Chichester. The city offers a wide range of shopping, restaurants, cafes and leisure facilities, as well as the Pallant House Gallery and the Chichester Festival Theatre. To the north of the city, the Goodwood Estate hosts a number of well-known events including the Festival of Speed and Goodwood Revival, as well as the Glorious Goodwood horseracing festival. 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. Chichester station provides rail services along the coast to Portsmouth and Brighton and to London Victoria, with bus stops also nearby.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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56/56a Spitalfield Lane, Chichester, PO19
6SH

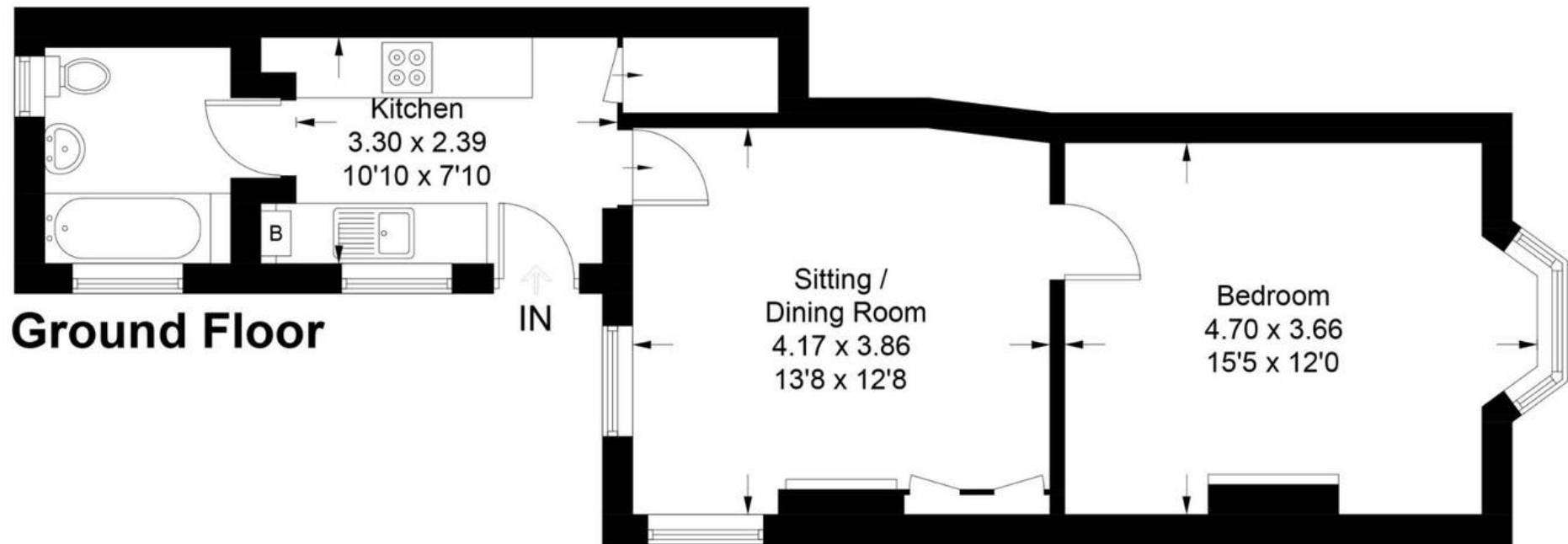




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