



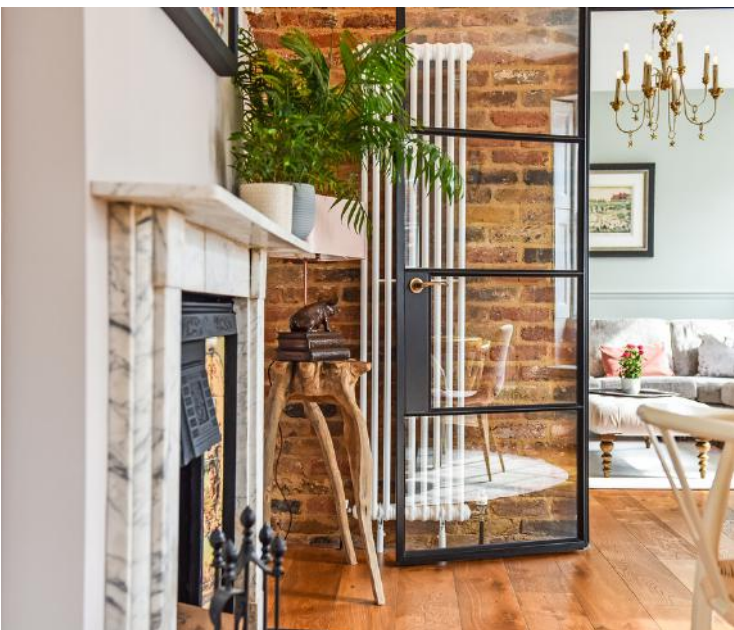
32A NORTH STREET

Chichester, PO19 1LX

Offers in Excess of: £799,950 Leasehold



STRIDE & SON



PROPERTY SUMMARY

A stunning three bedroom, first floor apartment, located in the heart of the city centre with the benefit of a secure gated parking space at the rear.

The property retains many of its period features including wonderful high ceilings, generous proportion rooms and sash windows, but also features a fantastic Hubble designed kitchen and gorgeous well appointed bathrooms.



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ACCOMMODATION

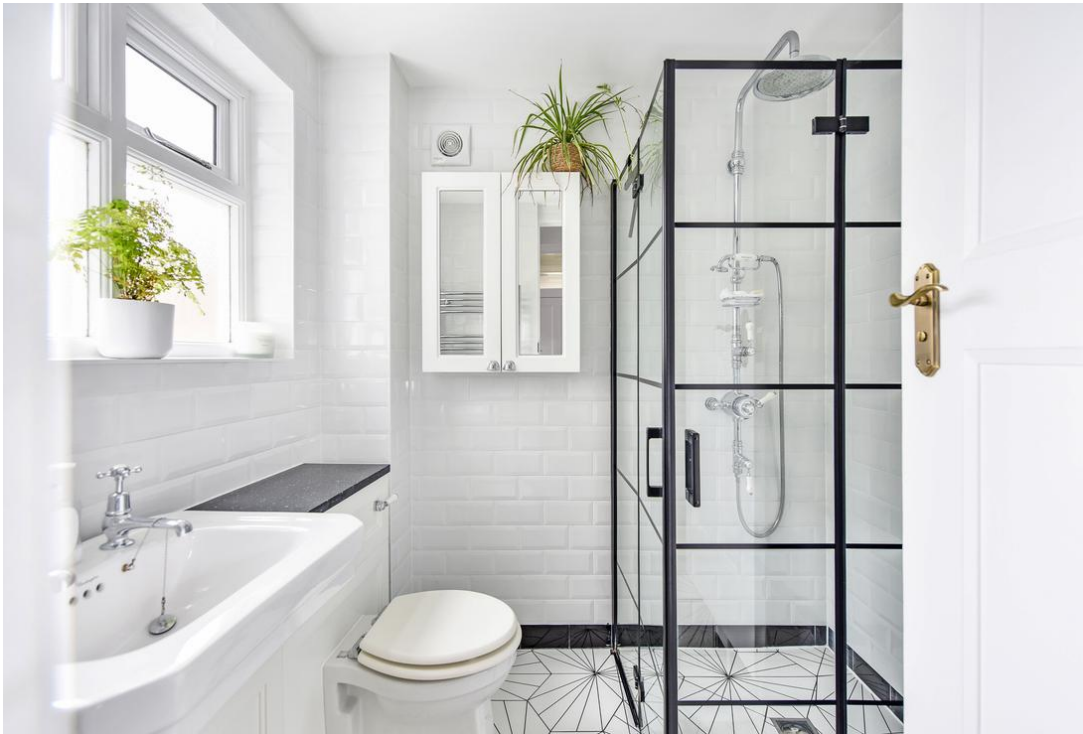
Converted in recent years to a high standard, this spacious apartment balances the proportions and character of a heritage home with sophisticated modern design. A private entrance and hallway lead to the main accommodation, centred around a superb open-plan kitchen, dining and living area, with tall sash windows, exposed brickwork, and excellent natural light throughout.

The kitchen, by Hubble, has been upgraded with enhanced work surfaces and features bespoke cabinetry, integrated appliances, and a striking Rangemaster cooker as a central feature. The adjoining reception and dining space includes timber flooring, decorative fireplaces, and fine joinery, all set beneath generous ceiling heights.

There are three bedrooms, including a principal suite with fitted wardrobes and an ensuite shower room. Two further double bedrooms are served by a traditional-style family bathroom, complete with metro tiling and period-style fittings.

The property benefits from a gated, allocated parking space approached from St. Cyriacs.







LOCATION

North Street lies at the historic centre of Chichester, within walking distance of the cathedral, main shopping streets, and a range of independent retailers, cafés, and restaurants. The Pallant House Gallery, Festival Theatre, and Bishop's Palace Gardens are all nearby, offering a rich cultural lifestyle.

Chichester railway station provides regular direct services to London Victoria via Gatwick Airport, while the A27 offers excellent road access to Brighton, Arundel, Portsmouth, and Southampton.

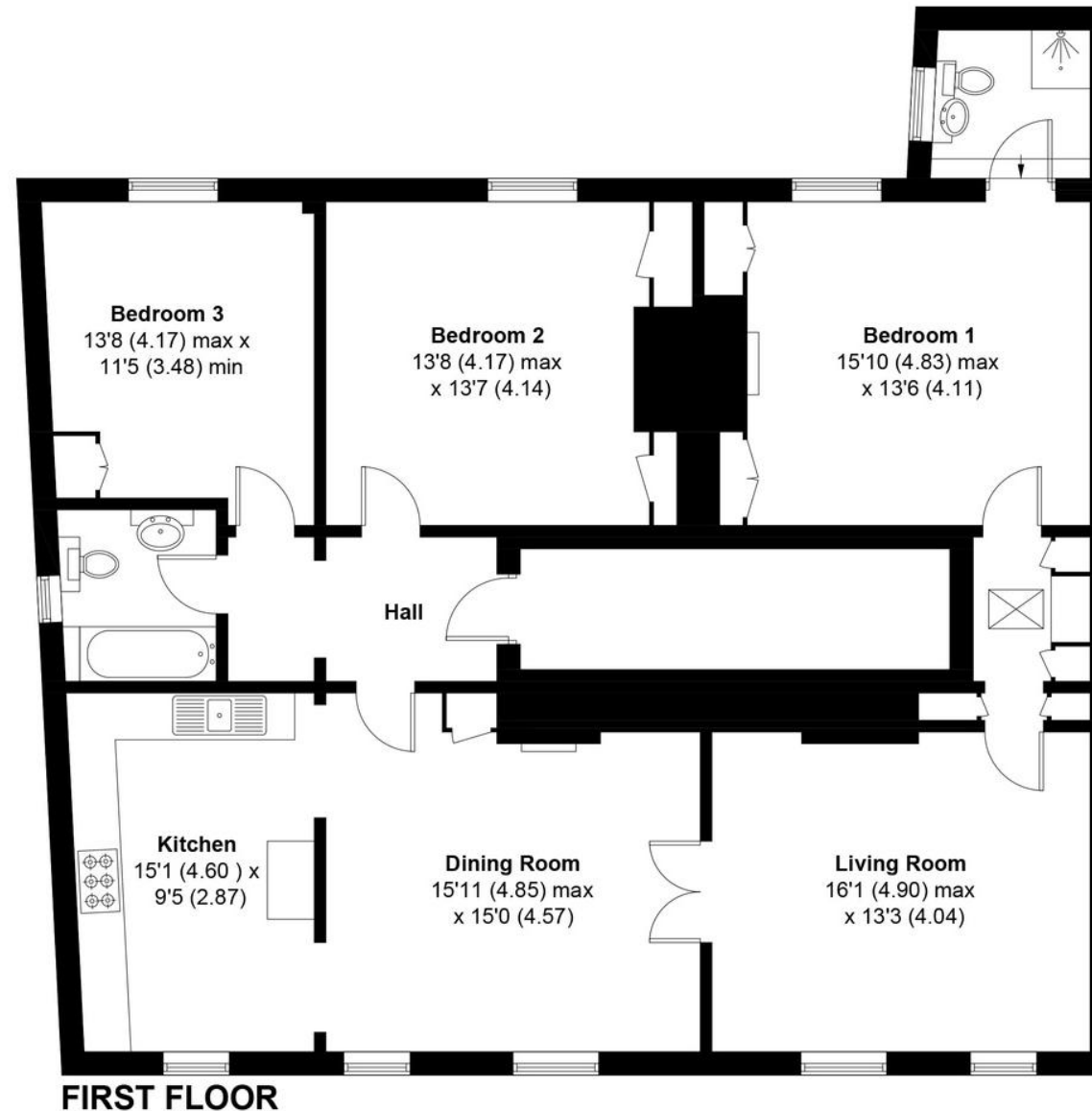
The nearby Goodwood Estate hosts internationally renowned events including the Festival of Speed and the Qatar Festival, and also offers golf, horse racing, and a private airfield. To the north lies the South Downs National Park, and to the south, Chichester Harbour and the sailing communities of Itchenor and Bosham offer some of the best coastal watersports on the South Coast.



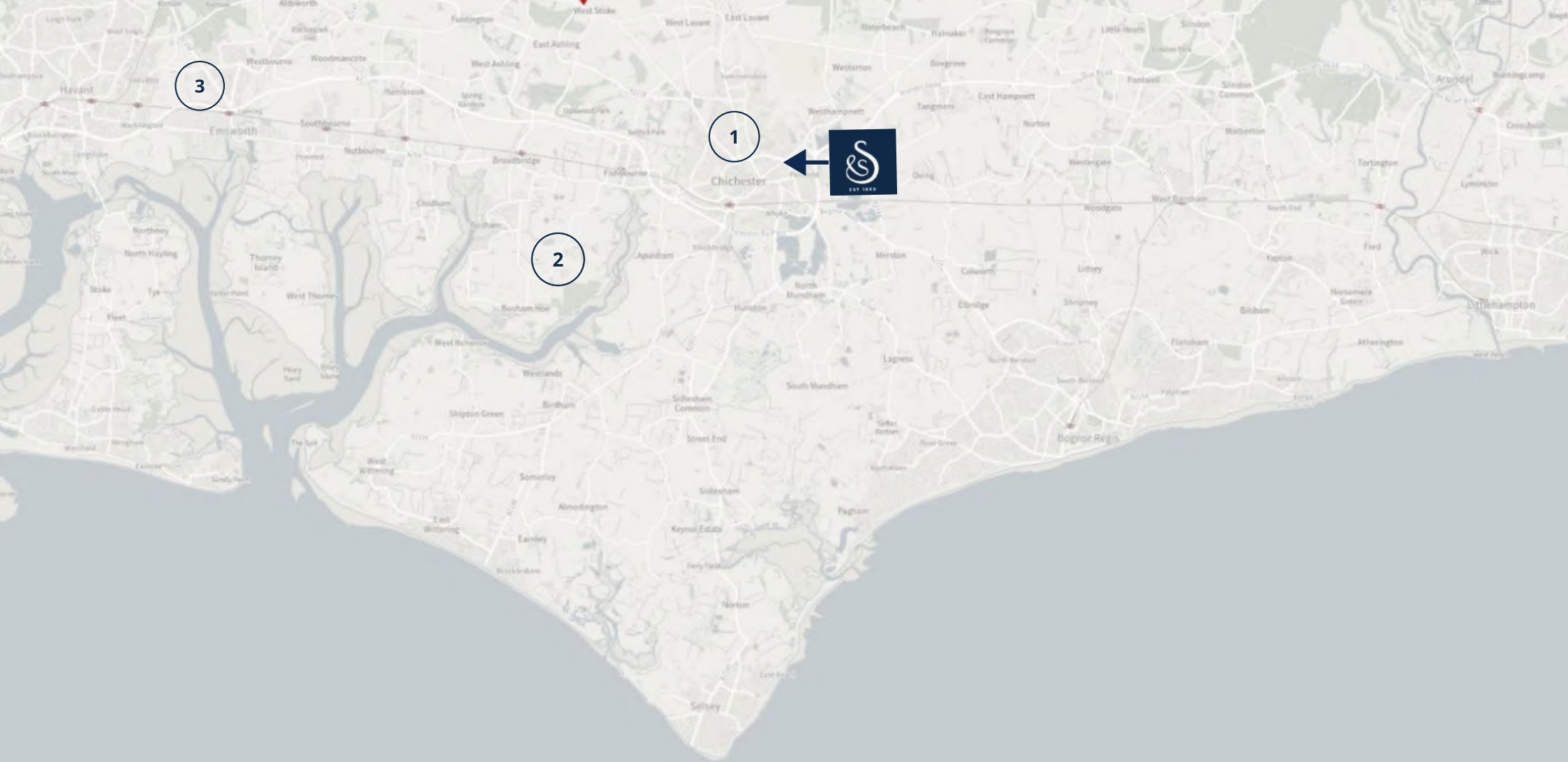
FLOOR PLAN

32A, North Street, PO19 1LX

**APPROXIMATE GROSS INTERNAL AREA = 1453 SQ FT / 135.0 SQ M
(EXCLUDING COMMUNAL AREA)**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1205088)



LOCAL AREA

- 1 Chichester
- 2 Bosham
- 3 Emsworth



what3words: [///darling.super.cloud](https://www.what3words.com/#!/en-gb////darling.super.cloud)

- Services: Mains water, gas and electricity.
- Tenure: Leasehold - 999-year lease from 01/01/2022
- Service Charge: £2,000 per annum (includes window cleaning)
- Ground Rent: £250 per annum
- Local Authority: Chichester District Council
- Council Tax Band: Band E
- Energy Rating: Band C



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