



9 Tollhouse Close, Chichester - PO19 1SE

Guide Price £605,000 - LEASEHOLD



STRIDE & SON

9 Tollhouse Close

Chichester

Spacious three-bedroom apartment with balcony, garage and parking, set in a well-regarded Chichester location close to the city centre.

- Spacious first floor apartment in a highly convenient Chichester location
- Impressive sitting/dining room with elegant detailing and direct access to a large balcony
- Three well-proportioned bedrooms, including a generous principal bedroom with fitted storage
- Separate fitted kitchen
- Bathroom plus separate shower room
- Large private balcony enjoying an open outlook over communal grounds
- Garage located separately from the apartment but easily accessed
- Attractive views across Chichester rooftops and towards nearby green space
- Excellent potential for modernisation and improvement
- Convenient for Chichester city centre, Festival Theatre, shops, restaurants and transport links
- Remainder of 999 Year Lease (from 1st January 2008)







Accommodation

9 Tollhouse Close is a generously proportioned first floor apartment, offering an excellent balance of living space, bedroom accommodation and outside amenity. The property now offers clear scope for updating, but has the benefit of spacious rooms, high ceilings in places, decorative cornicing, built-in storage and large windows which bring in plenty of natural light.

The entrance hall gives access to the principal accommodation, with the main reception space forming a particular feature. The sitting/dining room is an impressive and versatile area, with a defined dining space and a large sitting area opening directly onto the balcony. This creates a lovely sense of light and space, with views across the communal grounds beyond. Built-in shelving and decorative detailing add character, while the proportions of the room make it ideal for both everyday living and entertaining.



The kitchen sits just off the dining area and is fitted with a range of units and work surfaces, with a well placed internal window connecting through to the reception space and giving additional natural light. There is clear potential here for improvement, subject to any necessary consents, and the layout lends itself well to modernisation.



There are three bedrooms, all of which are well-proportioned. The principal bedroom is particularly generous and benefits from fitted wardrobes and a large window with rooftop views across Chichester. The second and third bedrooms also offer good flexibility, working well as guest rooms, a study or additional living space depending on requirements. The third bedroom also has direct access to the balcony.

The bathroom is fitted with a bath and shower over, WC and wash hand basin, while there is also a separate shower room, providing practical additional facilities.

Outside, the apartment enjoys a large private balcony, accessed from the sitting room, providing a superb outside space with room for seating and plants. It overlooks the surrounding communal grounds and offers a pleasant open feel rarely found with city apartments.

The property also benefits from a garage, which is separate from the apartment but easily accessed, providing useful parking or storage.

Please note: We understand that pets are not permitted within the development under the terms of the lease/building regulations.



A wonderfully spacious three-bedroom first floor apartment, occupying an excellent position within this established and well-regarded development close to the heart of Chichester. Offering generous accommodation, a large balcony, attractive outlooks and a separate garage, the property provides a superb opportunity for a buyer to update and personalise a substantial home in one of the city's most convenient locations.

Tollhouse Close is superbly placed for access to Chichester city centre, with its excellent range of shops, restaurants, cafés and cultural attractions. The renowned Chichester Festival Theatre, Priory Park and the city's historic streets are all within easy reach, while Chichester railway station provides services towards London, Brighton, Portsmouth and Southampton. The location is also well positioned for the wider area, with Goodwood, the South Downs National Park, Chichester Harbour and the coast all accessible by car, making this an excellent choice for those wanting city convenience with countryside and coastal amenities close by.

Council Tax band: F - Chichester District Council

Tenure: Leasehold (999 year lease from 2008)

Services: All Mains - No Gas

EPC Energy Efficiency Rating: D







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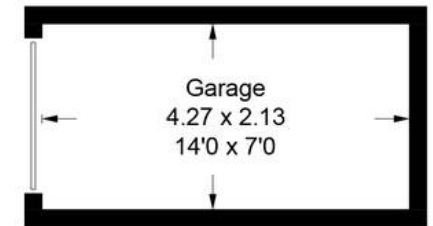
9, Tollhouse Close, PO19 1SE

Approximate Gross Internal Area = 116.0 sq m / 1249 sq ft

Garage = 9.1 sq m / 98 sq ft

Total = 125.1 sq m / 1347 sq ft

Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)

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

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