

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

Guide Price £95,000 - Leasehold

Henry Adams
estate agents

20 St. Richards Lodge, Chichester

A well presented first floor retirement apartment with no forward chain.

- Bright south facing apartment
- Directly opposite lift
- One double bedroom
- Sitting room and kitchen
- Shower room/WC
- Views over mature trees
- Communal facilities
- Residents' parking
- Guest suite available

Discover this bright, south-facing one-bedroom apartment on the first floor of the highly desirable St Richard’s Lodge in the heart of Chichester.

Perfectly situated within easy reach of shops, cafés and excellent transport links, St Richard’s Lodge offers the ideal blend of convenience, comfort and community.

Living here means immersing yourself in the charm of Chichester, from its Roman walls and Tudor Market Cross to its Georgian terraces and the magnificent Cathedral.

Designed with your peace of mind as a priority, the apartment is fitted with a 24-hour emergency Careline system, a secure video entry system, an intruder alarm and advanced fire and smoke detection. There is a part time manager is on hand to offer support and ensure everything runs smoothly.

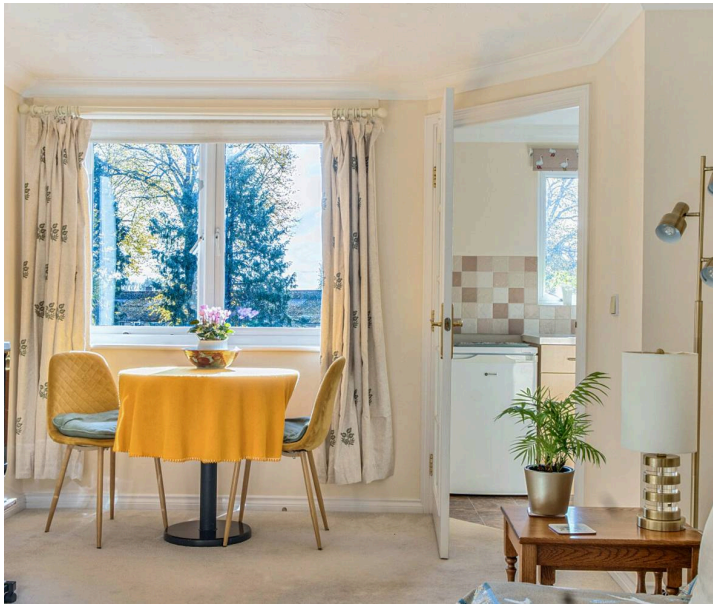












St Richard’s Lodge combines first-class service with a vibrant lifestyle, giving you the freedom to enjoy your retirement in safe, welcoming and beautifully maintained environment.

Life at St Richard’s Lodge is all about enjoying your retirement to the fullest. The welcoming Owners’ Lounge is the social hub of the community, hosting regular coffee mornings, games afternoons and other friendly gatherings. When friends or family come to stay, the guest suite provides a comfortable and private space.

Eligibility: One resident must be aged 60 or over, with any second resident aged 55 or over.

Service charge: £1,812.93 (6 months 01.06.26-30.11.26)

Ground Rent: £878

Lease: 125 year lease commencing 04.10.2008

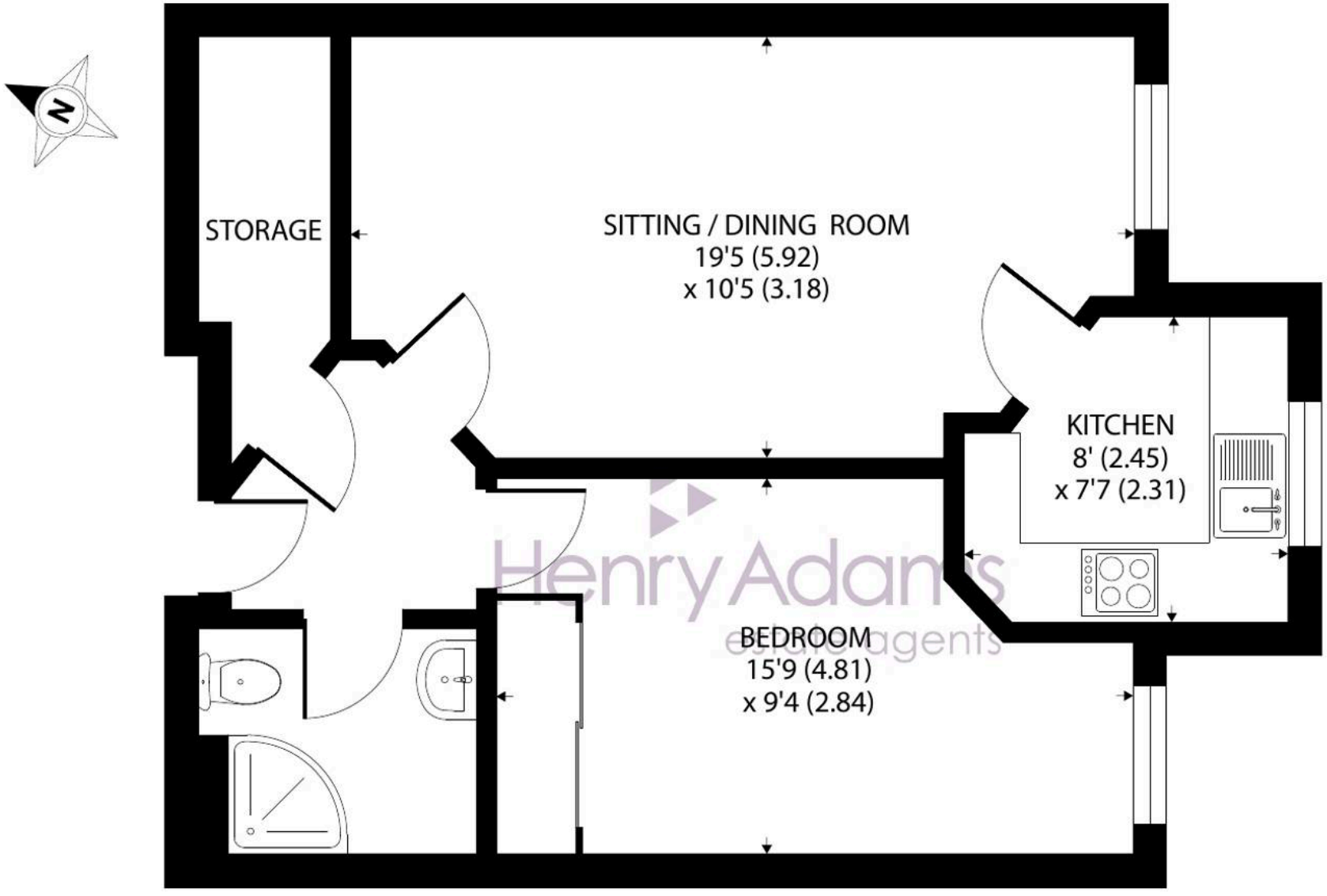
Chichester District Council - 26/27 Tax Band B £1,938.33 EPC-B











FIRST FLOOR

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale

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

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk





