



St. Richards Lodge, 91 Spitalfield Lane
Chichester, West Sussex, PO19



Beyond your expectations

A modern ground floor flat close to Chichester city centre

Hamptons International

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Entrance Hall | Sitting/Dining Room | Kitchen | Two Bedrooms | Shower Room | Warden Assisted | Communal Gardens | Patio | Parking Space

Guide Price £275,000 Leasehold

Description

A delightful and modern ground floor flat situated close to Chichester City centre. The property is warden assisted and has an age restriction of 55 and over.

Forming part of a prestigious retirement development and built in 2010, the property is well presented and comprises an entrance hall, sitting/dining room, kitchen, two bedrooms and a shower room. French doors open to a patio area and the communal gardens.

The property also benefits from a residents lounge, laundry room and camera entry system. A 24 hour emergency Careline system is also provided.

Outside

The property comes with a residents parking. There are landscaped gardens and this flat has its own patio area being on the ground floor.

Location

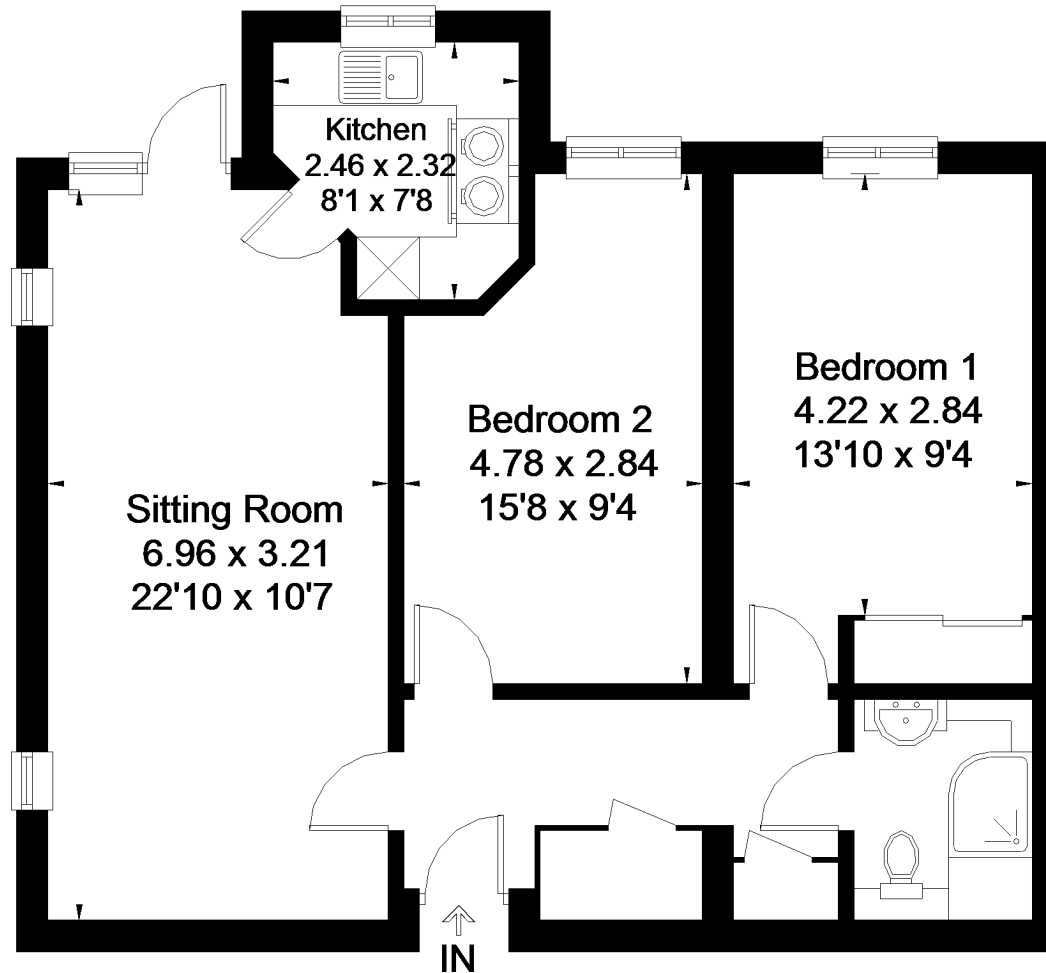
The property is situated in the City of Chichester where there are a wide variety of cultural, leisure and shopping facilities available. These include the renowned Festival Theatre, Ancient Cathedral, galleries, museums and restaurants. There is a mainline railway station offering services to London(Victoria), Gatwick & along the South coast. Nearby Goodwood offer a host of horse and motor racing events as well as golf and leisure pursuits.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
68.9 sq m / 742 sq ft



Job Ref: 150145

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

