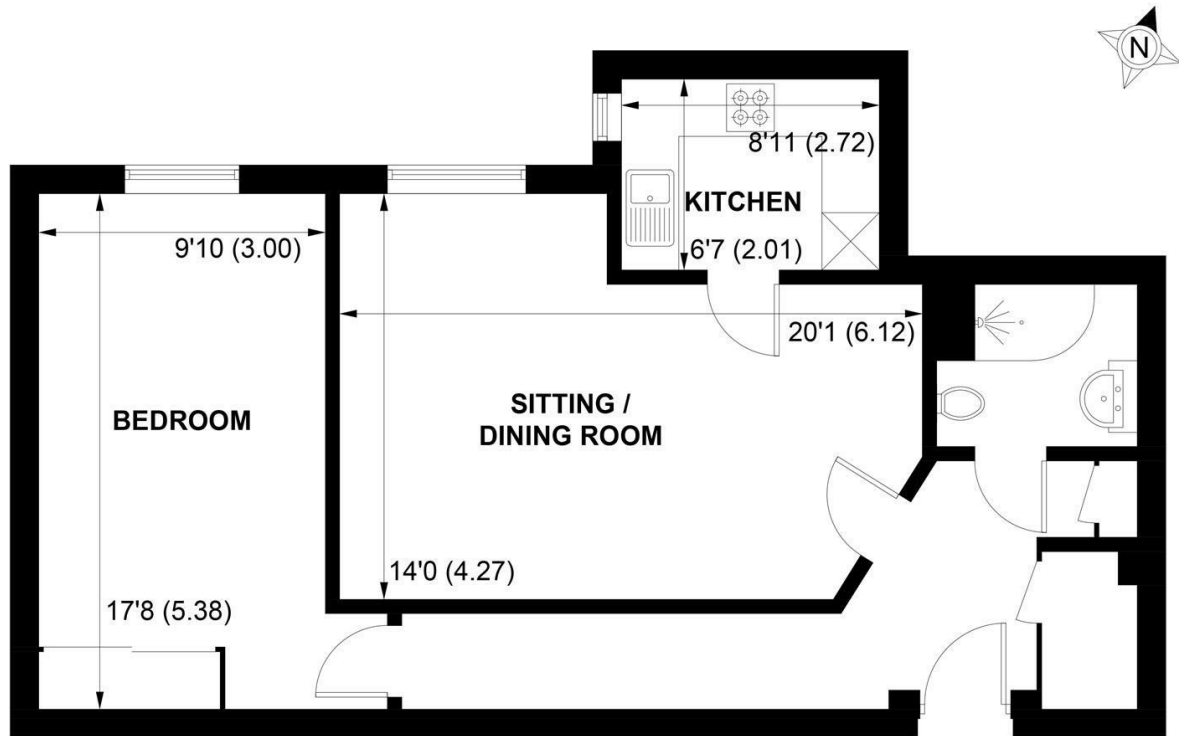




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Sims Williams

39 ST RICHARDS LODGE, 91 SPITALFIELD LANE, CHICHESTER, WEST SUSSEX, PO19 6SJ



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 674 SQ FT / 62.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

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# £100,000 Leasehold

39 ST RICHARDS LODGE, 91  
SPITALFIELD LANE,  
CHICHESTER,  
WEST SUSSEX, PO19 6SJ

- Retirement Property
- Top Floor Apartment
- Communal Gardens
- Onsite Manager
- Chain Free
- Shower Room
- Communal Lounge
- Loft Space
- Modern Fitted Kitchen

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = B

A well presented and spacious one bedroom retirement apartment situated in the favourable St Richard's Lodge development which offers easy access to the city centre, bus routes and hospital. The property is offered chain free.

Overlooking the communal gardens in the large sitting dining room with feature fireplace and picture window. Adjacent is the modern fitted kitchen with units at base and eye level, electric hob, oven and part tiled walls.

To the rear of the apartment is a well proportioned double bedroom benefitting from built in wardrobes and views over the gardens. The bedroom is serviced by a contemporary shower room with heated towel rail, tiled walls and basin. There is also a useful loft space ideal for extra storage.

The flat is in good order throughout with a neutral decor and aspect that enjoys the afternoon sun. St Richard's Lodge itself is a very well run development with communal lounge, gardens, laundry, guest suite and on site manager. Chichester is a highly

desirable city with a range of excellent shops, as well as the renowned Festival Theatre. There are good rail and road links and sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour. Cultural amenities include Pallant House Gallery and St Richard's Hospital is nearby.

We understand there is the balance of a 125 year lease from October 2008. The service charge is £3418.46 per annum and we understand that there is a ground rent of £878.20 per annum, both payable in 2 instalments.

## Directions...

The development faces Spitalfield Lane, which is near the hospital.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



