

Land behind the memorial gardens

Adjacent to L A Fish

The Hornet

PO19 7JR

Chichester



Situated a short walking distance from the city centre, a building site with planning consent for a two-storey block of flats containing **4 one-bedroom flats with communal gardens**. The site is located just behind The Memorial Gardens, adjacent to L A Fish in The Hornet. The design includes a 170 square metre garden and cycle storage for 8 cycles (2 per flat).

Chichester offers comprehensive leisure and shopping facilities, mainline railway station with connections to Portsmouth, Brighton and London Victoria, and the renowned Festival Theatre. Goodwood, with its horse and motor racing, golf courses and country hotel and spa is within easy reach to the north, with Chichester Marina and harbour located just to the south.

The plans make provision for the following accommodation:

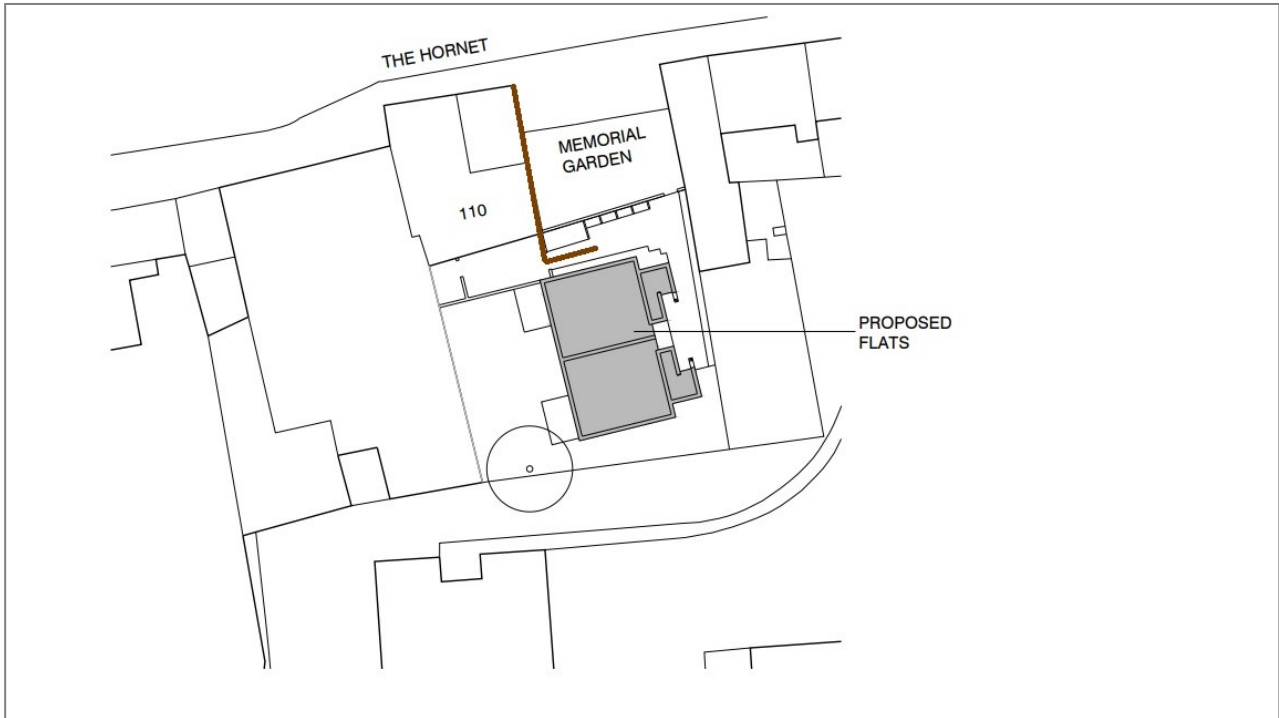
Reception hall with double storage cupboard. Kitchen. Open plan living/dining area. Bathroom with WC, bath, and wash hand basin.

The designs suggest both ground floor flats will have a patio area.

Planning application reference number. 07/01721/FUL

N.B. - We understand that the planning permission has already been implemented by the current owners.

PRICE GUIDE: £320,000 FREEHOLD

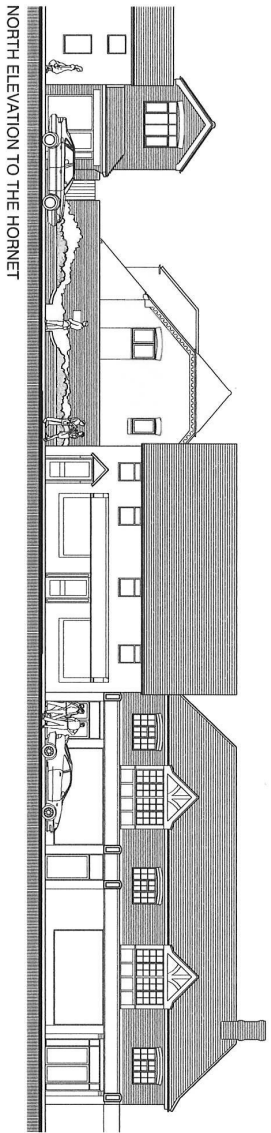


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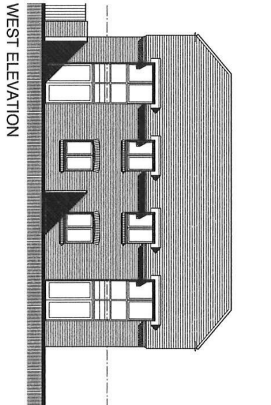
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Either: Messrs. Stride & Son for themselves and for the Vendors or Lessors of this property whose agent they are give notice that:

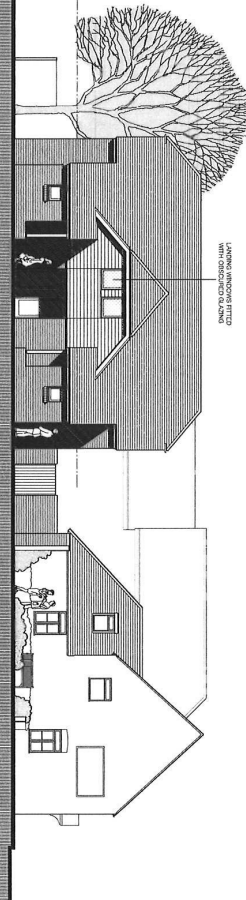
1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;



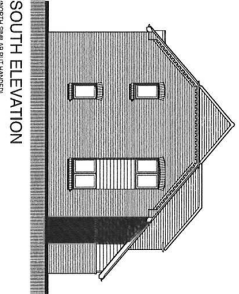
NORTH ELEVATION TO THE HORNET



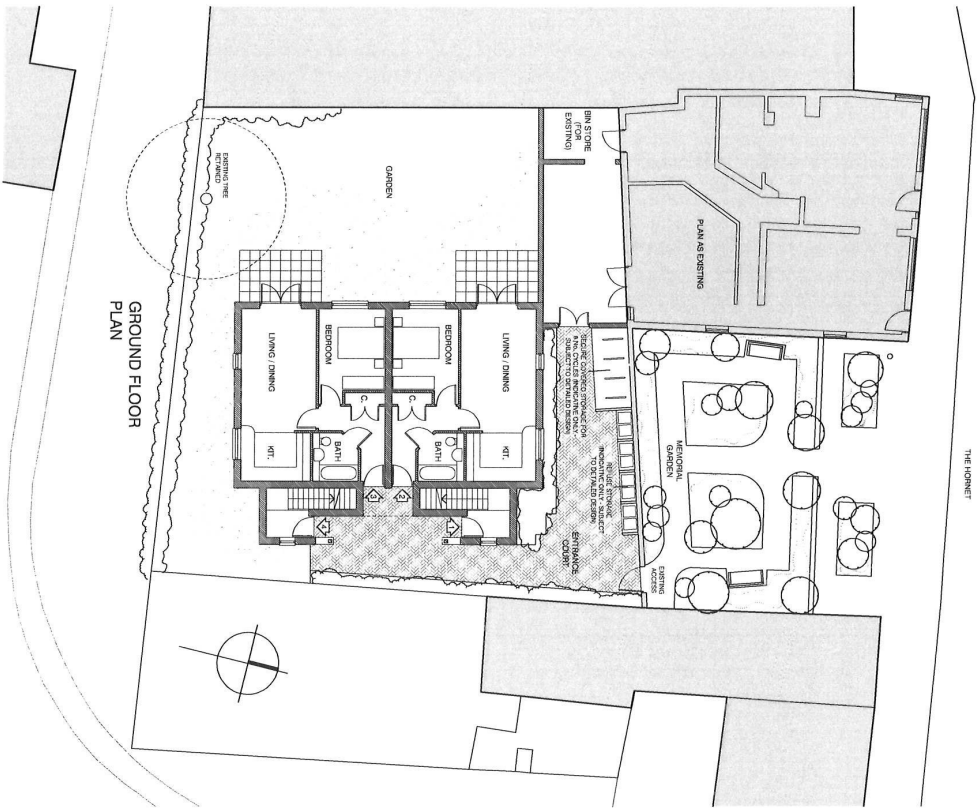
WEST ELEVATION



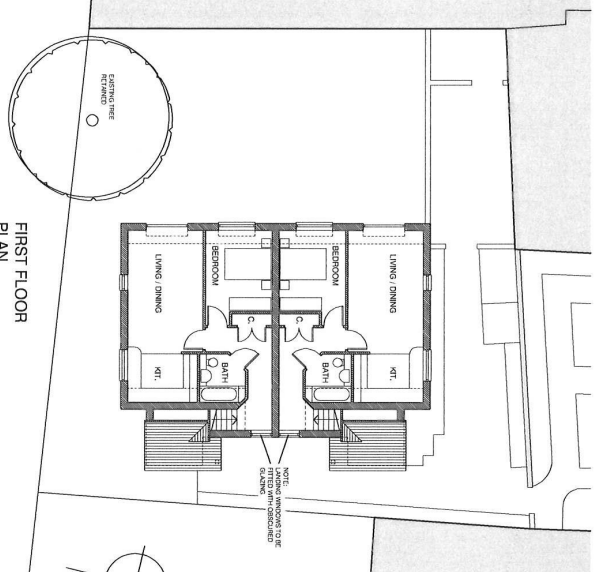
EAST ELEVATION
(BN & CYCLE STORES OMITTED FOR CLARITY)



SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES:
 1. The drawings are prepared on the metric system using mm. All dimensions are in millimetres unless otherwise stated.
 2. Do not scale your drawings; always refer to drawing dimensions. Use the drawing dimensions as the primary reference.
 3. All dimensions are given to the centre of the element unless otherwise stated.
 4. All dimensions are given to the face of the element unless otherwise stated.
 5. All dimensions are given to the edge of the element unless otherwise stated.
 6. All dimensions are given to the corner of the element unless otherwise stated.
 7. All dimensions are given to the centre of the element unless otherwise stated.
 8. All dimensions are given to the face of the element unless otherwise stated.
 9. All dimensions are given to the edge of the element unless otherwise stated.
 10. All dimensions are given to the corner of the element unless otherwise stated.

EXTERNAL MATERIALS:
 1. ALL CLADDING: BRICK
 2. ALL ROOFING: SLATES
 3. ALL WINDOWS: UPVC
 4. ALL DOORS: UPVC
 5. ALL FLOORING: CARPET
 6. ALL WALLS: PLASTER
 7. ALL CEILING: PLASTER
 8. ALL GARDENS: GRASS
 9. ALL PATIOS: SLATES
 10. ALL DRIVEWAYS: ASPHALT

PROPOSED FLATS
 LAND TO REAR OF NO. 110
 THE HORNET, CHICHESTER

PLANS & ELEVATIONS

DATE: 11/08/21
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 04023
 P 110
 A

ARCHITECTS
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