

**10 Tollhouse
Close,
Chichester,
PO19 1SE**

Guide Price:
£725,000 Leasehold

Find us on



STRIDE & SON

Established 1890

Located in this much sought after private close just outside the city walls, a spacious 1st floor apartment with garaging, private parking and large south facing balcony.



3



2



2



F



68



1,246
sq. ft.

DESCRIPTION:

Situated on the western side of the city in this much sought after private close and within easy walking distance of the main shopping precinct and Cathedral, an extremely spacious first floor apartment extending to approximately 1246 sq. ft.

The property offers a spacious entrance hall giving access to two good sized bedrooms, both with double wardrobes and one with an ensuite bathroom and the main bathroom. A couple of stairs lead to a half landing with door into a further bedroom with sliding doors leading onto the balcony. From the hall a door also leads into the dining room, the kitchen and the sitting room with access via full height sliding doors to the superb south facing 30' long terrace with views over communal grounds.

The property, which has a lift and entry phone system, also has an integral garage and off-street parking.

Services: Mains water and electricity, no gas.

Tenure: Leasehold with the balance of a 999-year lease

Service charge: £3,750 per annum.

Local Authority: Chichester District Council

Council Tax Band: Band F





LOCATION:

Popular because of its highly convenient location, Tollhouse Close is within level walking distance of the pedestrianised city centre. The cathedral city offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

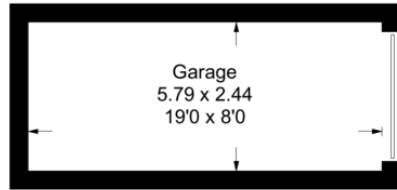
The South Downs National Park is within easy reach being only about 3.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south, the harbour being home to several popular sailing clubs. Also, to the south, about 7 miles, is the Blue Flag sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.



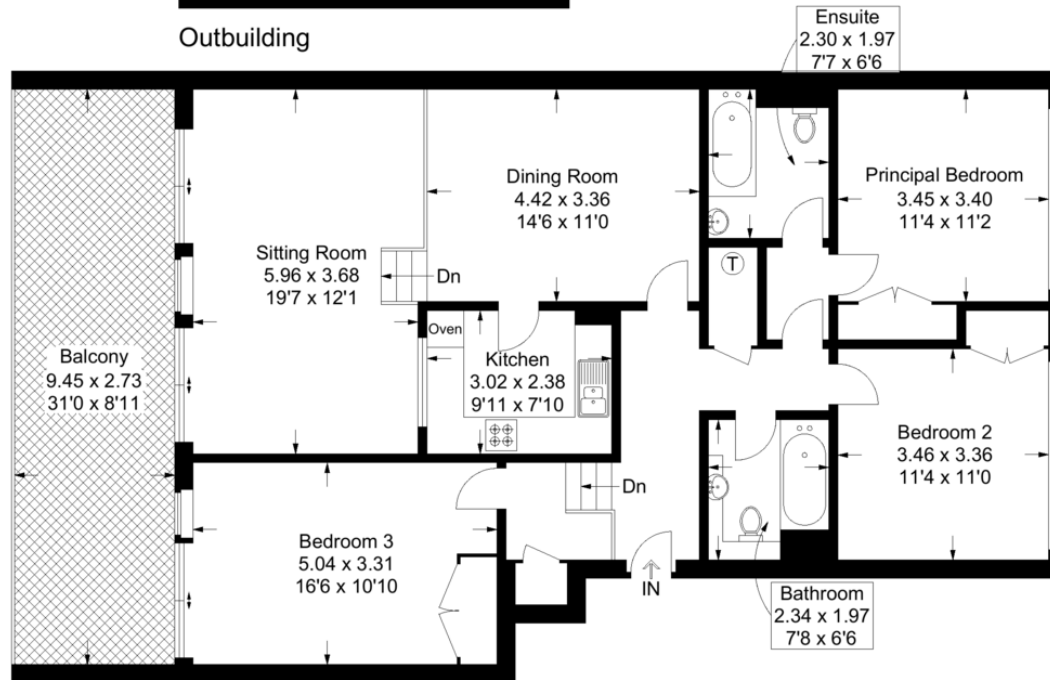
The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport). Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

Tollhouse Close, Chichester

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft
 Outbuilding = 14.4 sq m / 155 sq ft
 Total = 132.5 sq m / 1426 sq ft



Outbuilding



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DIRECTIONS

From the centre of Chichester proceed west along West Street and at the roundabout turn left into The Avenue de Chartres following the road to the next roundabout and take the last exit, doubling back towards West Street. Take the 2nd turning on the left into Tollhouse Close and round to the right where the driveway and garage to No10 will be found.

CONTACT

37 South Street, Chichester,
 PO19 1EL

E properties@strideandson.co.uk

T 01243 782626

www.strideandson.co.uk

Find us on..



STRIDE & SON

Established 1890