



75, Westgate, Chichester

A fabulous refurbishment opportunity close to the city centre



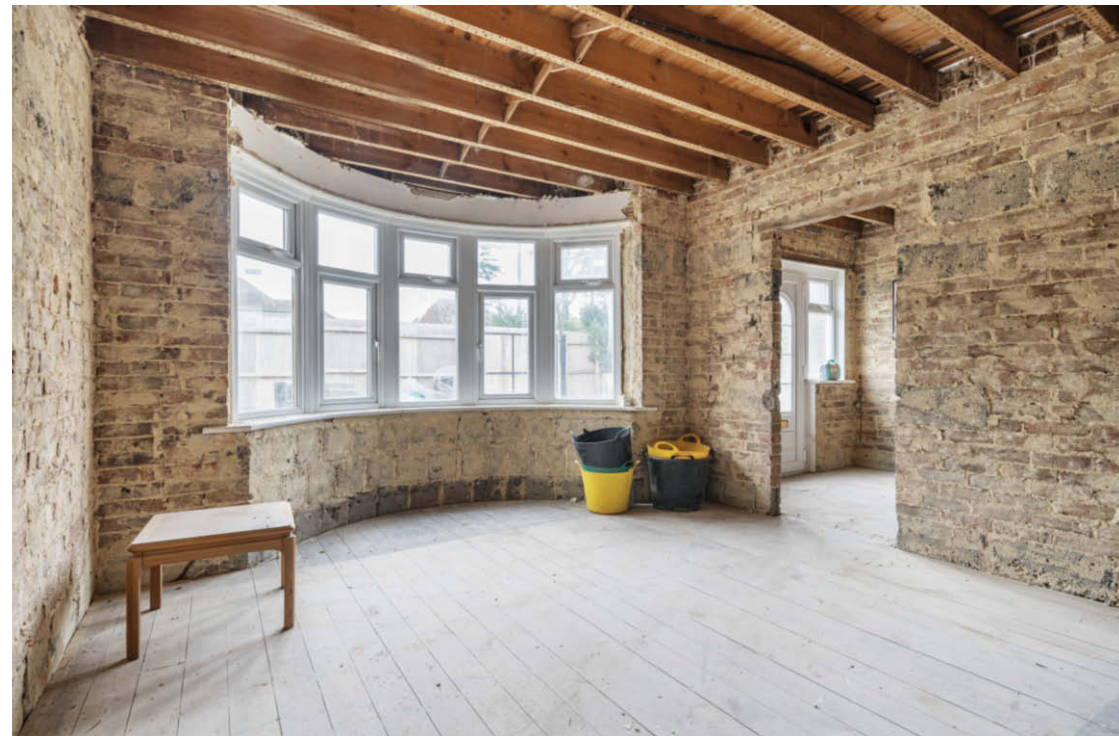
- ▶ Immediate exchange of contracts available
- ▶ Sold via 'Secure Sale'
- ▶ Planning permission to convert loft space
- ▶ New garden studio
- ▶ South facing rear garden
- ▶ Significant refurbishment opportunity
- ▶ Three bedrooms
- ▶ Further planning application undecided
- ▶ 0.10 acre plot
- ▶ Vacant possession

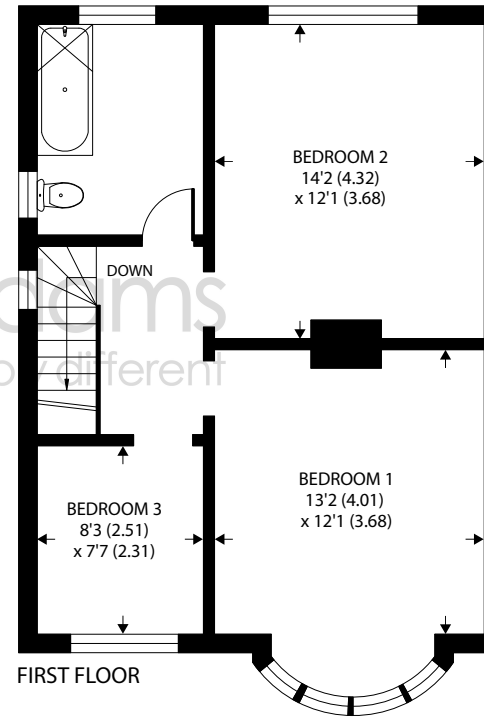
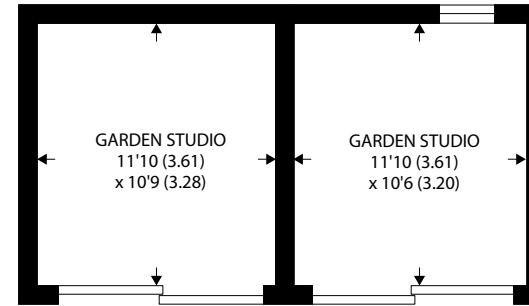
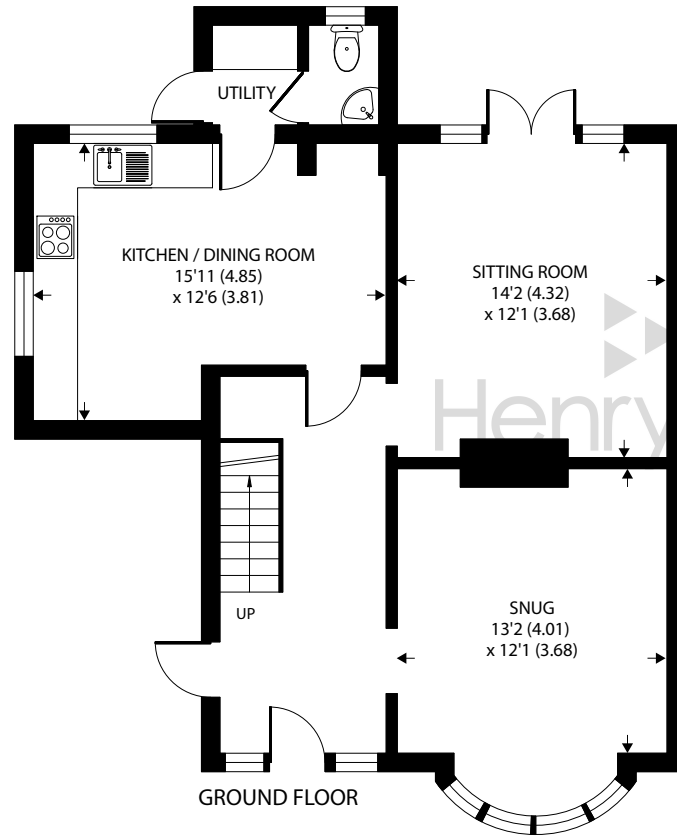
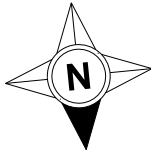
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £425,000.

Situated in the popular Westgate area close to the heart of Chichester city centre, lies this wonderful refurbishment opportunity.

The property has been taken back to the original brick work and ceilings removed on the first floor. However, the kitchen and bathroom still remain and are in working order. Planning permission has been approved (23/01296/DOM) to convert the loft space with the addition of dormers. Planning has also been granted (22/02832/PLD) for further a two-storey side extension, front porch and single storey rear extension.

In the south facing garden is a newly built garden studio which has been subdivided into three separate areas and would make an ideal home office/gym.





Approximate Area = 1293 sq ft / 120.1 sq m

Outbuildings = 251 sq ft / 23.3 sq m

Total = 1544 sq ft / 143.4 sq m

For identification only - Not to scale



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.

Location

Located in a sought area to the west of Chichester, close to the city centre. The cathedral city of Chichester offers a wealth of historical landmarks, buildings and places of interest. 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 end of West Street continue straight over the roundabout into Westgate. The property is about half way down on the left.

<https://what3words.com/posed.sudden.voted>

