




43a East Street, Chichester

A superb first floor apartment situated within the ancient city walls

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- ▶ Spacious accommodation
- ▶ Contemporary kitchen and bathroom
- ▶ Numerous period features
- ▶ Security entry phone system
- ▶ Two double bedrooms
- ▶ Ideal buy-to-let or main home
- ▶ No onward chain

A stunning two bedroom first floor apartment, located in the heart of the city centre, overlooking east Street.

The property comprises part of a converted Grade II listed building, with communal entrance hall and stairs leading to the first and second floor apartments. The apartment is situated entirely at first floor level and includes a fabulous open plan sitting/dining/kitchen room, two double bedrooms and a modern bathroom. The kitchen area is fitted with a wall-to-wall array of contemporary floor and wall units and has the added benefit of integrated appliances. Both bedrooms are of a generous size and bedroom one has feature fireplace surround and a large walk-in bay window.

Many period features have been retained throughout the property including sash windows, high ceilings and detailed cornices and skirtings, which add to the feeling of grandeur and elegance.

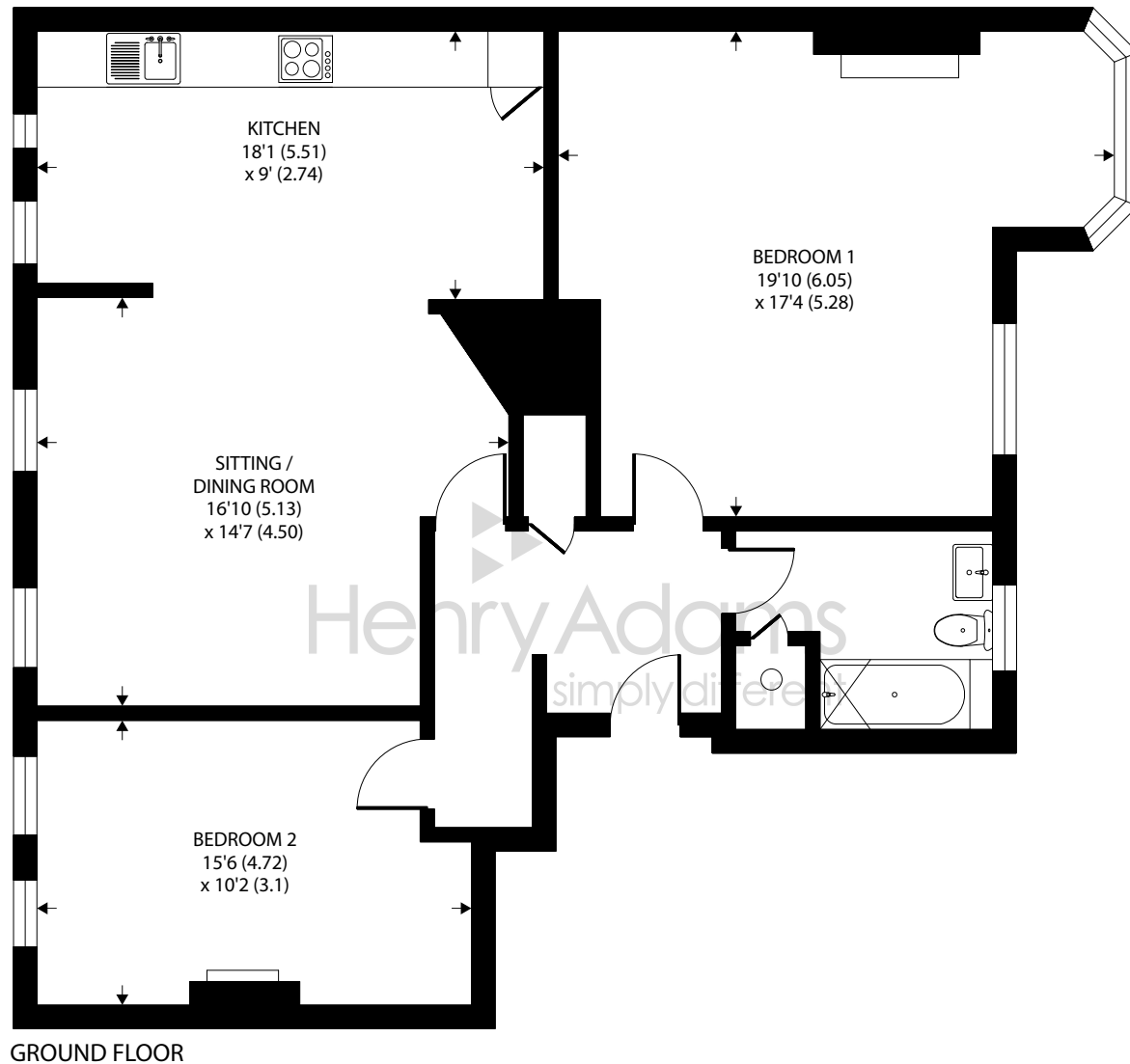
Agents Note: The property is currently tenanted until February 2025 with a 6 month break clause.

Lease: 125 years from 01-06-2009

Service Charge: £900

Ground Rent: £150 reviewed April each year





GROUND FLOOR

Approximate Area = 1034 sq ft / 96 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

The property is conveniently located within a short walk of the city centre shops. A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest for you to discover, explore and enjoy. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery, each summer the Festival of Chichester delivers a full and varied programme of music, theatre and literature talks. Chichester really comes alive when 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 picturesque Area of Outstanding Natural Beauty that is 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 our office proceed by foot north up Baffins Lane turning right into East Street. Number 43a can be found a short distance along on the left.

<https://what3words.com/tested.mile.courier>

Chichester District Council - 23/24 Tax Band E 2,589.17

