

St Pancras, Chichester GUIDE PRICE OF £275,000



- Ground Floor Commercial And First Floor Residential Unit
- No Forward Chain
- Highly Sought After Position In Central Chichester
- FREEHOLD

St Pancras, Chichester, West Sussex, PO19 7SJ



**** For sale by online auction ** Pre-Auction offers considered **** Nestled in the heart of Chichester, this property on St Pancras Place presents a unique refurbishment opportunity. Divided into two distinct units-a commercial space on the ground floor and a potential self-contained residential flat on the upper floors-this property is ideal for investors, business owners, and those looking to create a bespoke living space.

The ground floor features a street-facing entrance that provides direct access to a spacious and versatile shop floor. This area is suitable for various retail or service-oriented businesses. Towards the rear of the ground floor, additional storage rooms offer ample space for stock, equipment, or an office area.

The first floor presents an expansive, open-plan area perfect for a combined kitchen and living space. This floor can be designed to include a modern kitchen and a contemporary shower room, offering comfortable and convenient living.

The top floor features a large attic room with natural light from a window, creating an airy and bright environment. This space is ideal for conversion into a spacious bedroom, completing the transformation of the top two levels into a self-contained flat.

The property includes a rear entrance, providing separate access to the residential flat, ensuring privacy and convenience. Additionally, there is an outdoor area at the rear, which can be transformed into off-street parking, adding significant value and practicality.

This property offers a prime opportunity for refurbishment, allowing for the creation of a lucrative mixed-use asset. The commercial space can generate a steady income from business tenants, while the upper floors can be developed into a stylish, self-contained residential flat, ideal for rental or personal use.

St Pancras Place in Chichester stands as a remarkable investment prospect. With thoughtful refurbishment and conversion, this property can cater to both commercial and residential needs, making it a versatile addition to any property portfolio. Explore the potential of this unique space and transform it into a vibrant commercial and residential hub in one of Chichester's most desirable locations.



Picture this...

What a perfect shop front with apartment to work from and relax in for the weekend... Everything is within a short walk, including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Chichester's atmosphere living here, so why book a show at Chichester's famous festival theatre and watch one of its superb musicals it has on offer



All measurements are approximate and for display purposes only

Total Area: 764 ft² ... 71.0 m²

Accommodation

GROUND FLOOR

SHOP FLOOR

14' 9" x 22' 2" (4.50m x 6.76m)

STORE

6' 4" x 13' 5" (1.94m x 4.08m)

STORE

6' 1" x 6' 3" (1.85m x 1.90m)

FIRST FLOOR

LIVING ROOM

12' 9" x 14' 5" (3.68m x 4.42m)

KITCHEN

6' 7" x 10' 0" (2.00m x 3.06m)

BATHROOM

4' 2" x 5' 2" (1.28m x 1.56m)

THIRD FLOOR

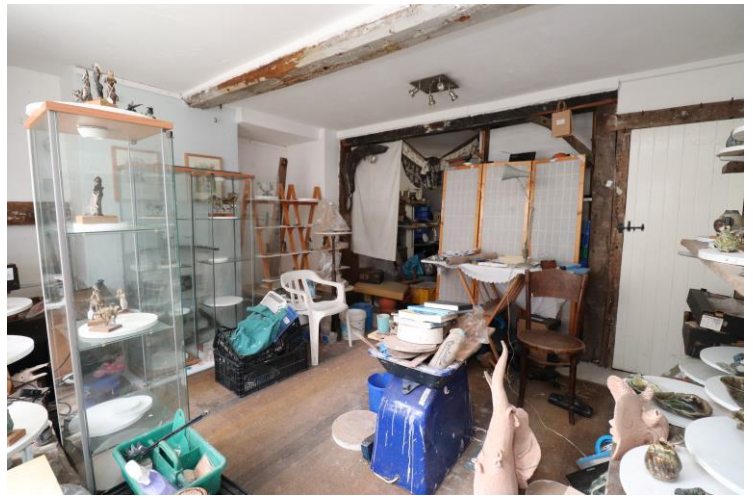
ATTIC / BEDROOM

14' 8" x 14' 3" (4.46m x 4.34m)

OUTSIDE

PATIO / DRIVEWAY





What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on info@soloestates.co.uk and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

EPC TBC

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Solomons Estate Agents

01243 624 637

info@soloestates.co.uk

The Old Boat House, Bosham Lane, Bosham, PO18 8HS

www.soloestates.co.uk