



Flat 9, Northlands House Salthill Road, Chichester - PO19 3PY

Guide Price £325,000 Leasehold (with share of Freehold) \*\*\* CHAIN FREE\*\*\*



STRIDE & SON

# Flat 9 Northlands House

Salthill Road, Chichester

Northlands House is a Grade II Listed manor house, thought to date from the late Regency period and converted into high-quality apartments during the 1980s.

It occupies a peaceful rural setting, within easy reach of Chichester's vibrant city centre and offers an appealing combination of character, countryside views and practical amenities, making this a ideal main residence, pied-a-terre or investment opportunity.

- **\*\*CHAIN FREE\*\***
- Grade II Listed Regency manor house
- Two-storey apartment in a semi-rural setting
- Open-plan kitchen/living room with countryside views
- Fitted kitchen with integrated appliances
- Double bedroom with eaves storage
- Modern bathroom
- Two acres of communal grounds
- Parking, garage and separate timber studio
- Convenient for Fishbourne, Chichester and Goodwood







## ACCOMMODATION:

The apartment is approached via a communal staircase rising to the lower third floor, where the main living accommodation is arranged. The generous open-plan kitchen/living room creates an excellent space for both everyday living and entertaining with large floor to ceiling windows making the most of the pleasant outlook across the communal gardens and surrounding countryside. The kitchen is fitted with a range of wall and base units, integrated appliances and a breakfast bar area with space for a dining table and chairs.

A staircase rises to the upper floor where the principal bedroom is located. The bedroom is a spacious double room with built-in storage and eaves space adding character and is served by a modern, fully tiled bathroom with P-shaped bath with shower over, vanity unit with wash hand basin and low-level WC with concealed cistern.



Outside, the property benefits from use of the beautifully maintained communal grounds, which extend to approximately two acres and provide a wonderful sense of space and privacy.

There is ample parking, a garage in a separate compound, and the rare advantage of a separate detached timber studio with power and water situated within the grounds, most recently used for stone carving.

## LOCATION:

Northlands House is situated on the edge of the popular village of Fishbourne, which offers a range of local amenities including a mainline railway station, Church of England primary school, recreational fields, a playground, social centre, and parish church. The village is also home to two welcoming public houses, with the renowned Fishbourne Roman Palace among its notable attractions. Scenic coastal walks can be enjoyed around the harbour and across the water meadows to Dell Quay, while the nearby Salterns Way provides a picturesque cycling and walking route through Itchenor and onward to West Wittering Beach.

The historic city of Chichester lies within two miles and offers a wide selection of shops, cafés, and restaurants within its pedestrianised centre. Leisure facilities include a multi-screen cinema at Chichester Gate, the Westgate Leisure Centre, and the acclaimed Chichester Festival and Minerva Theatres.

The Goodwood Estate is located approximately four miles away and is internationally recognised for its private members' country club, hotel, and golf courses. It hosts a vibrant calendar of events throughout the year, including the world-famous Goodwood Revival, the Members' Meetings, and the Festival of Speed.

**INFORMATION: Tenure: Leasehold – 999-year lease from 1984 with share of Freehold | Ground Rent - NIL | Service Charge: 2026 - £2,039.24 | Services: All mains – Gas central heating to radiators | Local Authority: Chichester District Council | Council Tax Band: Band E | Energy Rating: Band E**

**what3words: ///swarm.vaccines.sound**







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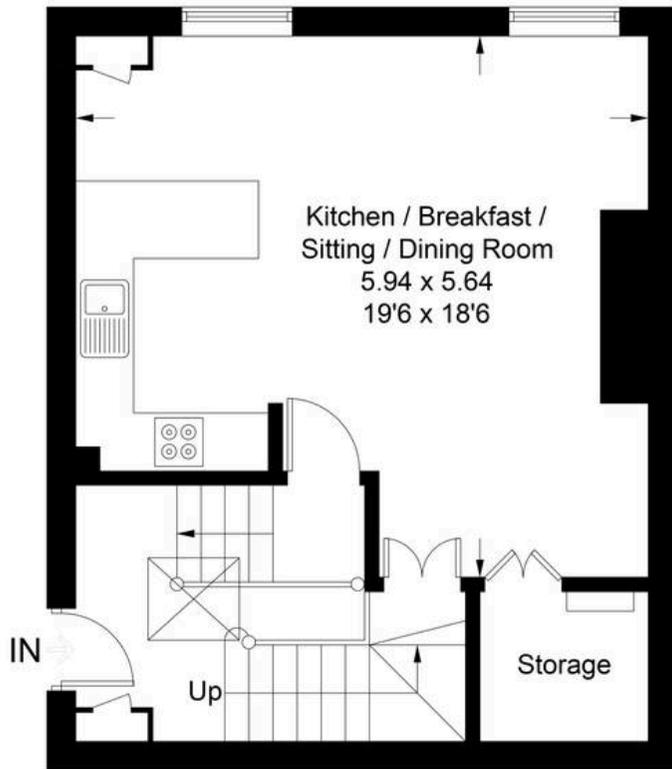
# 9 Northlands House, Salthill Road, PO19 3PY

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft  
Garage & Studio = 26.4 sq m / 284 sq ft  
Total = 105.7 sq m / 1137 sq ft  
(Excluding Eaves)

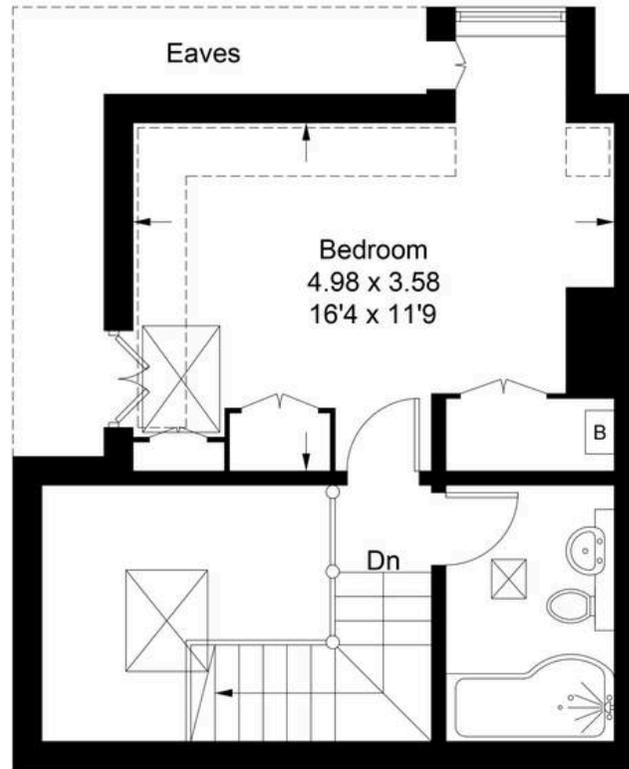
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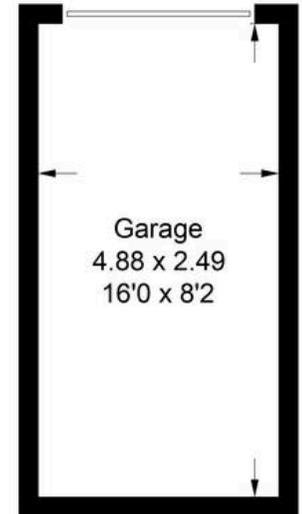
 = Reduced headroom below 1.5m / 5'0



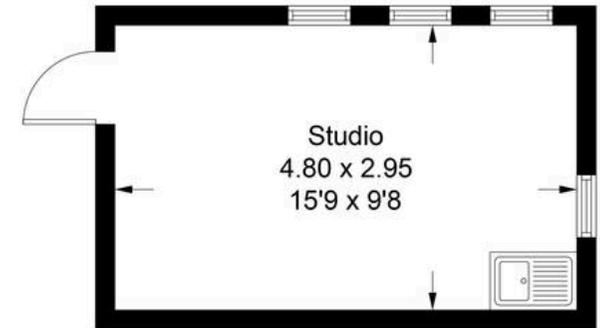
**Lower Third Floor**



**Upper Third Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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