



75a North Street, Chichester - PO19 1LQ

Guide Price £300,000 Leasehold



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# 75a North Street

Chichester

Overlooking North Street in the very centre of the city, a characterful Grade II listed, 2 bedroom apartment arranged over two floors with the benefit of its own entrance and a private roof terrace.

- Prime central city location
- Private ground floor entrance lobby with stairs to first floor
- Impressive sitting room with period features
- Open-plan kitchen/dining area linked to the main reception space
- Separate dining room
- Private roof terrace with elevated rooftop views
- Two double bedrooms plus useful loft room
- Stylish modern bathroom







## ACCOMMODATION:

Accessed via a passageway from the street, the apartment opens into a private entrance lobby at ground level, with stairs rising to the principal accommodation. The first floor is centred around an impressive open plan sitting room/kitchen extending to over 30 feet in length, a striking reception space with exposed beams, an attractive fireplace surround and a front-facing window overlooking North Street below.

The kitchen is arranged in a generous open-plan layout, fitted with oak-fronted units and a peninsula providing useful additional preparation space and informal seating. Integrated appliances include a double oven, gas hob and extractor, with further space for freestanding appliances. Open to the main living area, the kitchen forms a sociable space suited to both everyday use and entertaining.

A particularly appealing feature is the roof terrace, accessed from the dining room it enjoys elevated rooftop views across surrounding historic buildings, creating an unexpected outdoor retreat in such a central setting.

On the second floor, there are two well-proportioned double bedrooms, a modern bathroom together with a landing that also provides access to a useful loft room.



## LOCATION:

North Street lies at the historic centre of Chichester, within walking distance of the cathedral, main shopping streets, and a range of independent retailers, cafés, and restaurants. The Pallant House Gallery, Festival Theatre, and Bishop's Palace Gardens are all nearby, offering a rich cultural lifestyle. Chichester railway station provides regular direct services to London Victoria via Gatwick Airport, while the A27 offers excellent road access to Brighton, Arundel, Portsmouth, and Southampton.

The nearby Goodwood Estate hosts internationally renowned events including the Festival of Speed and the Qatar Festival, and also offers golf, horse racing, and a private airfield. To the north lies the South Downs National Park, and to the south, Chichester Harbour and the sailing communities of Itchenor and Bosham offer some of the best coastal watersports on the South Coast.

**INFORMATION: Services: All main | Tenure: Leasehold (balance of a 125-year lease from 2005) | Ground Rent: TBC | Service Charge: TBC (understood to be approximately one third of the overall building maintenance) | Local Authority: Chichester District Council | Council Tax Band: Band C | EPC Rating: Band D what3words: [///craft.moved.successes](#)**



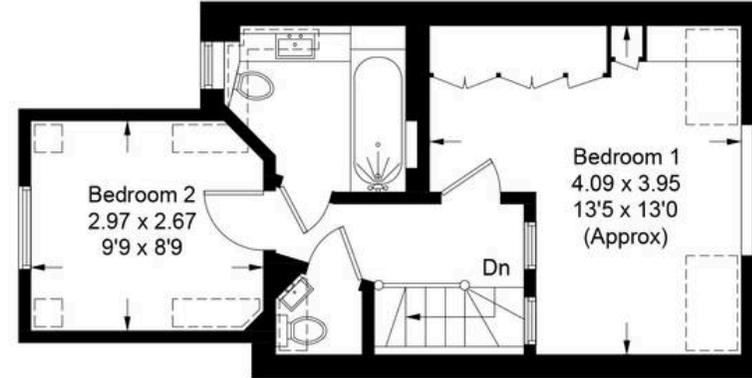


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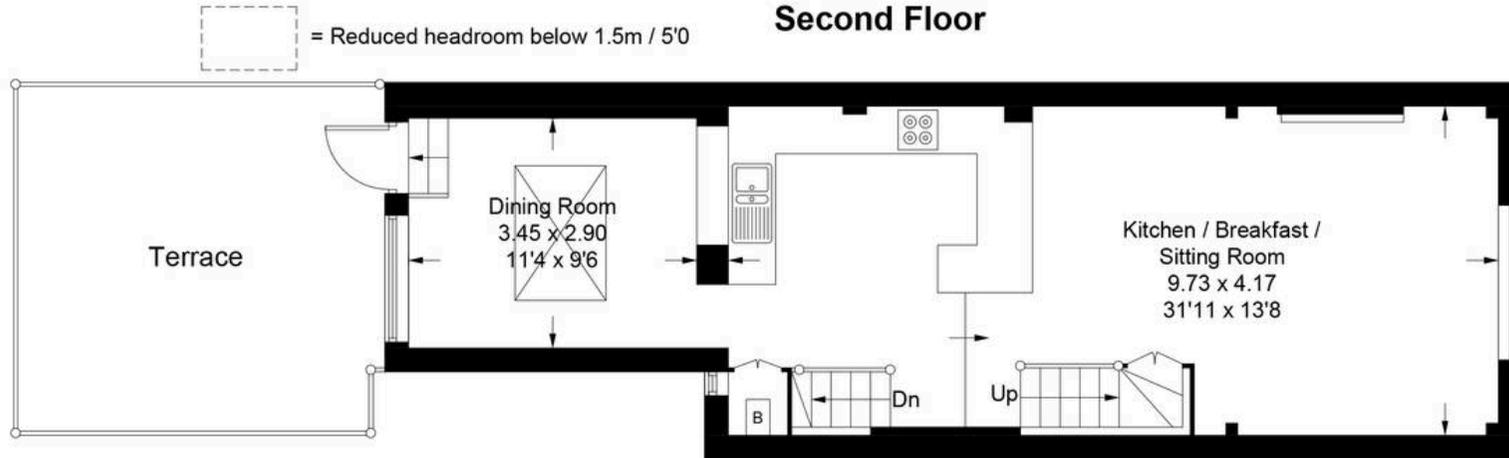
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Approximate Gross Internal Area = 88.4 sq m / 951 sq ft

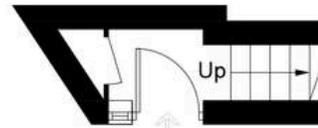
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**Second Floor**



**First Floor**



**Ground Floor**

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.

Created by Emzo Marketing 2026. (ID1282243)



## Stride & Son

37 South Street - PO19 1EL

01243 782626

[contact@strideandson.co.uk](mailto:contact@strideandson.co.uk)

[www.strideandson.co.uk](http://www.strideandson.co.uk)



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