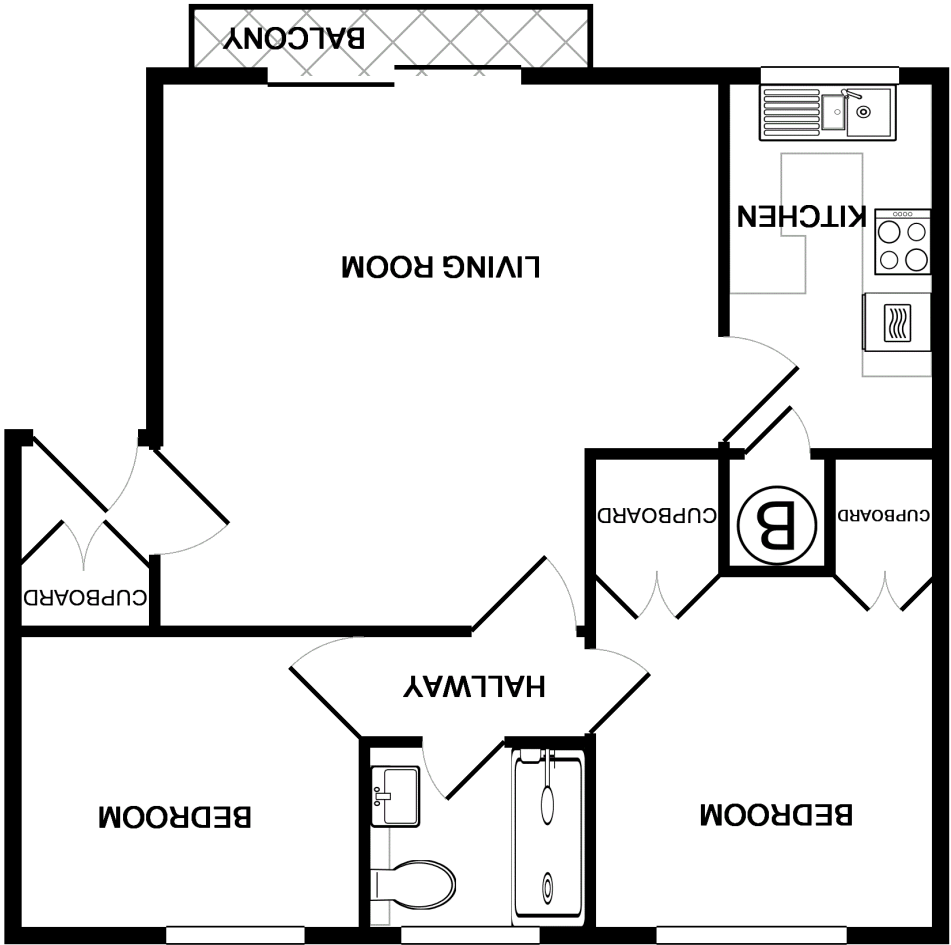
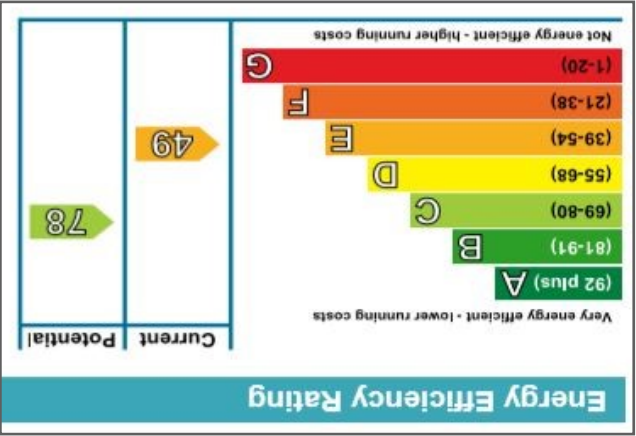


Stride & Son is the trading name of Stride & Son Limited. Registered Office: 4 Dukes Court, Bognor Road, Chichester, West Sussex, PO19 8FX
Registered in England Company Number:6724455
Either: Messrs. Stride & Son for themselves and for the Vendors or Lessors of this property whose agent they are give notice that:
1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Messrs. Stride & Son has any authority to make or give any representation or warranty whatever in relation to this property.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Lancastrian Grange, Chichester

21 Lancastrian Grange, Tower Street, Chichester, PO19 1QL.

Situated in a **prime central location** within the city walls, close to the Cathedral and library, a well presented **second floor apartment**. The property has a well-appointed kitchen and newly fitted bathroom, **2 bedrooms** and a good-sized living room opening onto a **west facing balcony**. The property has sealed unit double glazing and communal gardens from which there are views of the Cathedral. There is a **single garage** and visitor parking.

The property, being within a short walk of Chichester’s shopping precincts, is also within easy access of the City’s wide range of leisure amenities and transport facilities.

The accommodation is arranged as follows:

Front door to:

ENTRANCE LOBBY: Double coats cupboard housing electric circuit breakers. Glazed door to:

LIVING ROOM: 16’2 x 15’10. Fireplace with flame effect electric fire, timber surround and marble hearth and slips. (Two night storage points). T.V. aerial and telephone points. Double glazed doors leading to the west facing balcony. Door to:

KITCHEN: 10’9 x 6’2. With an attractive range of matching base and wall units. Inset 1 ½ bowl sink unit with surrounding worksurfaces. Integrated Bosch four ring induction hob with Hotpoint extractor hood over and built in Bosch fan assisted oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. Pull-out shelved larder cupboard and matching broom cupboard. Fully tiled walls. Airing cupboard housing newly fitted mains pressure hot water tank and system.

INNER HALL:

BEDROOM 1: 10’ x 11’9. Two built-in double wardrobe cupboards. (Night storage heater point). Window overlooking the rear gardens.

BEDROOM 2: 10’ x 8’8. Double wardrobe. Wall mounted electric radiator. Window overlooking the rear communal gardens.

SHOWER ROOM: Recently fitted mains-pressure shower with fully tiled shower cubicle with glazed screen and thermostat control. Low level WC with concealed cistern and vanity basin unit. Heated ladder rack towel rail. Fully tiled walls. Extractor fan.

SERVICES: All main.

EXTERIOR: The property is approached via a tarmacadam driveway with limited guest parking space to the front, beyond which is a garage compound with a **single garage** 14’4 x 7’10, having an up and over door.

To the front and rear of the property are attractive communal gardens predominately laid to lawn with stocked flower beds, trees and shrub borders. A locked pedestrian gate gives access onto The Woolstaplers which, in turn, leads to West Street and the Cathedral.

TENURE: The property is held on the remnant of a 999-year lease. The occupants purchased the freehold which is vested in the Residents’ Association.

SERVICE CHARGE: Approximately £872.00 per annum.

PRICE GUIDE: £300,000 LEASEHOLD

DIRECTIONS: From Chichester’s Market Cross continue west along West Street and take the first turning right into Chapel Street. Take the next turning on the left into The Woolstaplers and at the T-Junction opposite the Library turn right into Tower Street and Lancastrian Grange will be found along on the right-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.

