

STRIDE & SON

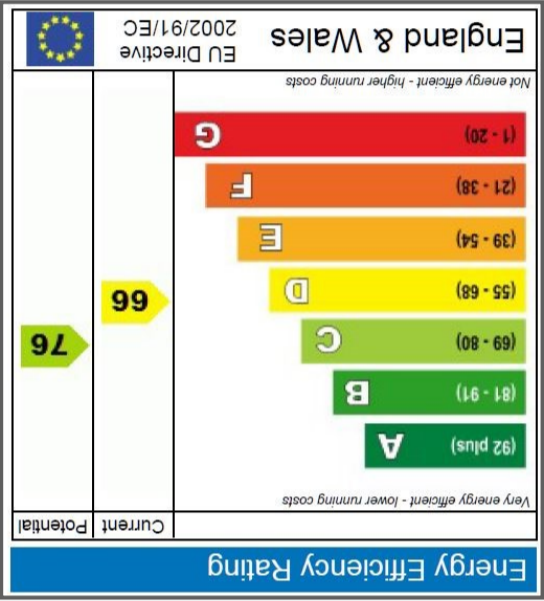
Southdown House, St. John’s Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

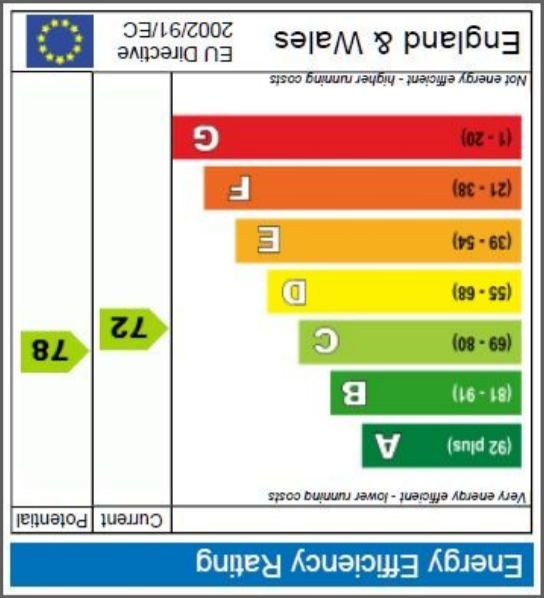
www.strideandson.co.uk properties@strideandson.co.uk



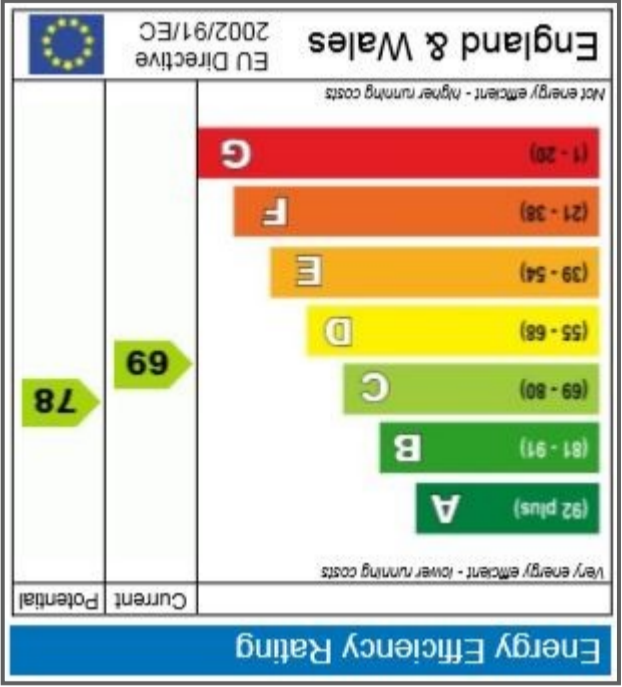
Westgate, Chichester



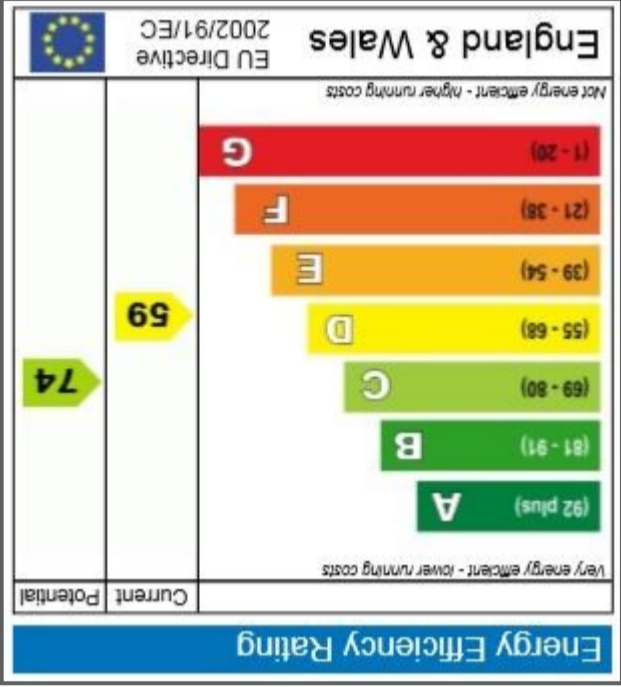
113—Lower Flat



113 Upper Flat



115—Lower Flat



115—Upper Flat

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

DIRECTIONS:
From the city cross proceed along West Street and at the roundabout take the 2nd exit onto Westgate. Follow the road through Westgate and at the mini roundabout go straight over and the houses will be found a short distance along on the left-hand side of the road.

113 & 115 Westgate, Chichester, PO19 3HR

Situated approximately a mile west of the city centre, a pair of semi-detached freehold investment properties. The houses were converted some 15 years ago in to 4 self-contained flats, each with gas fired central heating.

Planning consent (**CC/17/01859/FUL**) has been granted for the construction of an attached one bed-roomed dwelling joining No.113, and comprising living room, kitchen/dining room, cloakroom on the ground floor, with bedroom and bathroom above.

The properties are offered as a whole, or separately, and occupy a site extending to approximately 0.22 of an acre, providing scope for wholesale redevelopment of the site subject to usual planning consent.

The properties are arranged as follows:

No.113 Westgate

- LOWER FLAT**

CONSERVATORY:

KITCHEN:

Half-glazed door to:

13’8 x 14’10. Half-glazed inner door to:

9’ x 8’. Newly fitted range of kitchen units. Plumbing for washing machine. Electric cooker. Space for fridge /freezer. Gas boiler for domestic hot water and central heating. Door to:

11’ x 14’6. Fireplace (blocked off). Radiator. Door to:

With under stairs storage space.

11’ x 10’6 plus bay window. Radiator.

Newly fitted bathroom suite. Radiator.
- UPPER FLAT**

ENTRANCE HALL:

1ST FLOOR LANDING:

LIVING ROOM:

KITCHEN:

Approached via own front door to

Radiator. Stairs to:

Hatch to loft. Door to:

11’1 x 11’6. Double radiator. Door to:

7’ x 5’. New range of kitchen units. Electric cooker. Gas boiler for domestic hot water and central heating.

10’6 x 9’. Double radiator.

White suite. Plumbing for washing machine. Door to:

6’ x 9’. Of timber and single glazed construction.
- From the sitting room, stairs lead to

ATTIC ROOM:

Velux window. NOTE: This room does not comply with Building Regulations as a habitable room.

All main.

To the front of the property is a lawned garden. Parking space for 3+ cars. To the rear is a large lawned garden with timber built garden store and metal garden store. NOTE: Planning consent has recently been granted for the construction of an attached one bedroomed dwelling to the side of No.113 comprising living room, kitchen/dining room and cloakroom on the ground floor, with bedroom and bathroom on the first floor.
- SERVICES:**

EXTERIOR:

No.115 Westgate

- This property has been extended to the west with a two-storey extension providing for an additional bedroom and ground floor garage/store, and currently comprises:
- LOWER FLAT**

KITCHEN:

Half-glazed front door to:

9’ x 7’10. Newly fitted units with sink and work tops. Electric cooker. Gas boiler for domestic hot water and central heating.

11’1 x 14’8. Fireplace with tiled surround. Radiator.

Under stairs wardrobe space leading to

13’9 max into bay x 10’6. Fireplace. Radiator.

White suite. Plumbing for washing machine. Radiator. Towel rail.

Front door to:

Stairs to 1st floor landing.

14’ x 11’ max. Fireplace with cast iron surround. Double radiator.

Store cupboard.
- KITCHEN/**

BREAKFAST ROOM:

11’1 x 11’6. Fitted base and wall units. Stainless steel sink. Electric cooker point. Gas boiler for domestic hot water and central heating. Larder cupboard.
- LOBBY:**

BEDROOM 1:

BEDROOM 2:

BATHROOM:

Door to

10’4 x 10. Wardrobe cupboard. Radiator.

10 x 7’9. Wardrobe. Radiator.

White bathroom suite. Radiator. Towel rail. Cupboard with plumbing for washing machine. Door to

8’6 x 9’.
- CONSERVATORY:**

SERVICES:

EXTERIOR:

All main.

To the front of the property is a small garden with 2 car parking spaces. To the rear is a paved terrace. Good sized lawned garden. To the front of the property is a for-shortened integral garage with metal up and over door. To the rear is a small bed-sitting room 9’10 x 10’ with kitchenette, stainless steel sink, electric cooker, WC, radiator. The property has a half-glazed door giving it a separate access.

To be sold as a whole or in two lots:

No.113 - PRICE GUIDE: £365,000 FREEHOLD

No.115 - PRICE GUIDE: £350,000 FREEHOLD

Each flat has separate metered supplies of gas, electricity and water.

