

Chichester

58 East Street,
West Sussex
PO19 1HL

- A Long Leasehold Self-Contained First and Second Floor Maisonette
 - Planning Permission for Conversion/Sub-Division to provide Three Self-Contained Flats
- ### Vacant Possession



To View

The property will be open for viewing on Monday 1st, Thursday 4th, Monday 8th, Thursday 11th and Monday 15th February between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Quastel Midgen LLP (Ref: O Walsh).
Tel: 020 7908 2541.
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**VACANT –
Leasehold Maisonette with Planning**



Tenure

Leasehold. The property is to be held on a new lease for a term of 150 years from the date of completion at an initial ground rent of £1,050 per annum.

Location

The cathedral city of Chichester serves an affluent local community. It is located on the River Lavant three miles from the South Downs and around 16 miles east of Portsmouth, via the A27, of which the Chichester Bypass to the south, forms part. The property is situated in Chichester town centre, on the south side of East Street and to the east of its junction with Baffin's Lane (Chichester Bypass) is located nearby to the north-east. An extensive range of shops, bars and restaurants is available in Chichester town centre. National Rail services run from Chichester Station located approximately half a mile to the south-west. The open spaces of Priory Park and Litten Gardens are nearby.

Description

The property comprises a self-contained first and second floor maisonette situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The maisonette is accessed from the rear.

Existing Accommodation

First Floor - Kitchen, WC with wash basin, Reception Room through to Four Rooms, Study, Bathroom with wash basin, Separate WC and further large Reception Room

Second Floor - Three Rooms

Planning

The property is offered with the benefit of planning permission (dated 20th October 2015 (Ref: CC/15/02598/FUL) for "Conversion of existing maisonette to form 3 self-contained flats".

Proposed Accommodation

Flat 1 — Two Bedroom Flat Extending (GIA) to approximately 68 sq m (732 sq ft)

Flat 2 — Two Bedroom Maisonette Extending (GIA) to approximately 72 sq m (775 sq ft)

Studio Flat – Extending (GIA) to approximately 47 sq m (506 sq ft)

Approved floor plans are available for inspection at www.allstop.co.uk.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.