



Total Area: 936 ft<sup>2</sup> ... 87.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2021

#### Property Information

Tenure: Leasehold - we are advised that there is approximately 96 years remaining on the lease.

Maintenance: Maintenance charges are payable twice yearly (1st January and 1st July) and amount to approximately £1,536 per 6 months. This includes buildings insurance, water rates and extensive garden maintenance.

We recommend you have this verified by your legal representative at your earliest convenience.

Council Tax Band – D

Energy Efficiency Rating – C71

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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**Jubilee House, Aldingbourne Drive,  
Crockerhill, Chichester**  
£240,000



A most attractive and well presented first floor apartment situated within 22 acres of a private landscaped estate.

Aldingbourne House and associated buildings have been converted into luxury apartments and this particular apartment is situated in a separate building called Jubilee House which we understand was originally the nurses quarters to the main house. The apartment enjoys fine views over the parklands to the front from the living room and kitchen, and there is a double carport behind the apartment.

Upon entering the building there is a large communal entrance hall that provides access to each apartment. Within the flat itself there is a large hallway, fitted kitchen with built-in oven and hob, built-in fridge/freezer, space and plumbing for washing machine plus one other appliance space, lounge / diner with bay window and pleasant outward views of gardens, two double bedrooms, an en-suite shower room/w.c plus an additional bathroom/w.c.

The property benefits from gas central heating and will be sold with no forward chain. Internal viewing is essential to fully appreciate this stunning property and its' surrounds.

## Jubilee House, Aldingbourne Drive, Crockerhill, Chichester

£240,000



 Set in a private 22 acre  
landscaped estate 

Aldingbourne is popular for its rural surroundings and close proximity to the Cathedral city of Chichester and has long been favoured by those wanting both a house in the country but with access to city life.

The historic Cathedral city of Chichester has a wide variety of facilities including the ancient Cathedral, Chichester Festival theatre, Pallant House Gallery as well as a range of restaurants and shops. The mainline train station offers good connections to London and the surrounding areas.

Chichester is well known for its abundance of recreational activities in particular Chichester Harbour and West Wittering beach being only nine miles away. Or take advantage of the nearby Goodwood Estate which has a golf course, leisure club, fine dining restaurants and hotel as well as motor events such as the annual Festival of Speed and Goodwood Revival.

