



Approx. Gross Internal Floor Area 708 sq. ft / 65.77 sq. m

These plans are for representation purposes only and should be used as such by prospective purchasers. Any measurements scaled from this plan should be treated as approximate and checked on site. Whilst every attempt has been made to ensure the accuracy of these plans no responsibility is taken for any error or omission. Produced for Glyn Jones by Pix Media (www.pix-media.co.uk).

The Orangery, Aldingbourne Drive, Crockerhill, Chichester PO18 0LQ

Offers in excess of £300,000 Leasehold

Glyn-Jones



Glyn Jones and Company are delighted to offer a rare opportunity to purchase this Grade II Listed apartment which is 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 attached to the main house which we understand was originally the nurses' quarters. The apartment enjoys fine views over the parklands to the front from the living room with the added benefit of an adjacent carport.

The accommodation boasts a superb living room offering beautiful high ceilings and three tall French doors set into a large bay, overlooking the grounds and patio area, a fitted kitchen, two bedrooms with an en-suite as well as a further shower room.

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 surroundings.

No forward chain.

Council Tax Band – E
Energy Efficiency Rating – N/a

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). The total service and estate charge for January 2022 until December 2022 is £3871.18 This includes buildings insurance, water rates and extensive garden maintenance.

Ground Rent: £100 per annum

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

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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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.



Stunning surroundings

