



FLAT 18, ALDINGBOURNE HOUSE
ALDINGBOURNE, WEST SUSSEX

JACKSON-STOPS 

**FLAT 18, ALDINGBOURNE HOUSE
ALDINGBOURNE DRIVE, CHICHESTER**

**GUIDE PRICE: £250,000
LEASEHOLD**

A well-presented first floor apartment forming part of a wing of Aldingbourne House set in 22 acres of park-like grounds between Chichester and Arundel.



DISTANCE

GOODWOOD 4 MILES
CHICHESTER 5 MILES
ARUNDEL 7.5 MILES
LONDON 74 MILES

ACCOMMODATION

- Communal Hall
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom
- En-Suite Bathroom
- Bedroom 2
- Shower Room

OUTSIDE

- 22 Acres of Communal Grounds
- Ample Visitors Parking
- Double Car-Port

DESCRIPTION

Forming part of an 18th Century former country house that was converted into apartments in the 1990's and set amongst 22 acres of glorious park-like gardens. Flat 18 Aldingbourne House is a first floor apartment providing well-presented accommodation benefitting from kitchen/breakfast room, sitting/dining room, 2 bedrooms with the master having an en-suite bathroom. The apartment also benefits from a double carport.

Aldingbourne House can be found approximately 5 miles to the east of Chichester and 7 miles from Arundel with the Goodwood Estate some 5 miles to the north. With its own private country club and golf course, Goodwood also hosts the annual Festival of Speed and the September Revival Meeting at its historic motor circuit. Goodwood also has a full horse racing calendar. To the south, the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London and most notably the sailing clubs at Itchenor, Bosham and Chichester Marina. The blue flag beaches at West Wittering and East Head provide opportunities for swimming, windsurfing and kiteboarding.



Flat 18, Aldingbourne Drive, Chichester, PO18 0LG

APPROXIMATE GROSS INTERNAL AREA = 784 SQ FT / 72.8 SQ M

Services: Mains electricity, water and drainage.
LPG.

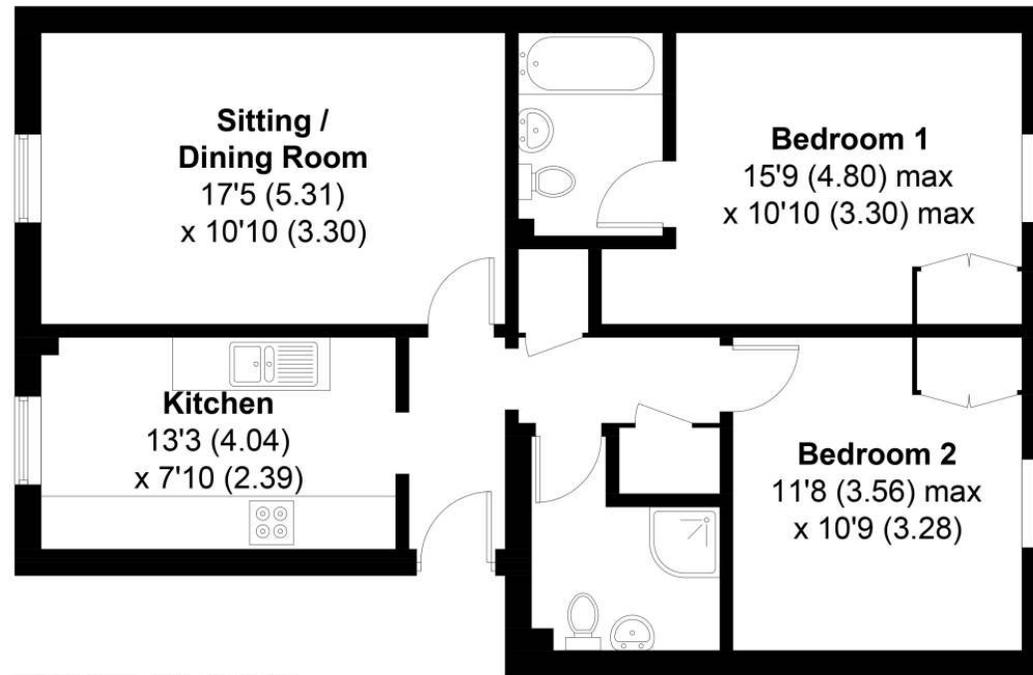
Fixtures & Fittings: Are excluded from the sale but may be available by separate negotiation.

Local Authority: Arun District Council, 1
Maltravers Road, Littlehampton
Tel: 01903 737500

Council Tax Band: D

Directions: PO18 0LG

From Chichester head east towards Arundel on the A27 and proceed straight over the Tangmere roundabout. Take the next left signposted to Earham and immediately turn right. Proceed to the end of the long driveway where you will find Aldingbourne House. Flat 18 can be found on the far left hand side of the property.



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID571849)
Produced for Jackson - Stops

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

CHICHESTER SALES

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