



Flat 9 Forbes Place, King George Gardens, Chichester, PO19 6LF

In Excess of £250,000

Flat 9 Forbes Place, Chichester

- A raised ground floor apartment
- Two bedrooms
- High ceilings
- Large sash windows
- Southerly aspect
- Close to Festival Theatre and City Centre
- Vacant possession

Forming part of the highly regarded Forbes Place development, this elegant apartment occupies a prime position within the former Royal West Sussex Hospital, a distinguished Grade II Listed building dating back to 1828. Sympathetically converted by Croudace Homes in the late 1990s, the development successfully blends historic character and architectural charm with the comforts of modern living. Ideally situated, it is within easy reach of the renowned Chichester Festival Theatre, the city centre and its excellent range of shops, restaurants and amenities.

Located on the raised ground floor, the property offers spacious and well-proportioned accommodation, enhanced by an abundance of natural light. The principal rooms retain much of the building's period elegance, featuring impressive high ceilings and large sash windows. The sitting room and both bedrooms enjoy attractive southerly aspects, overlooking the beautifully maintained communal gardens and creating a bright and welcoming living environment throughout.

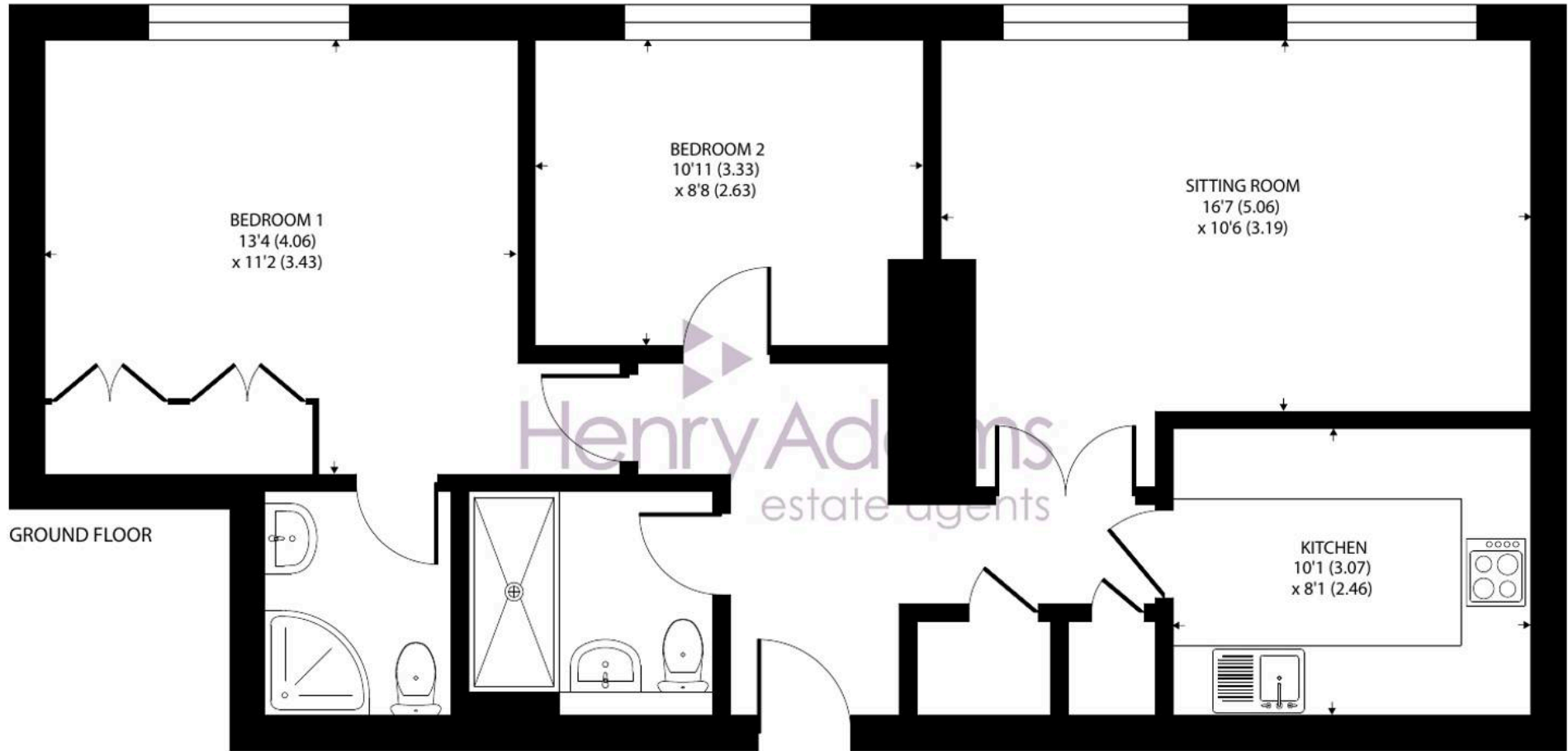
Lease: 999 year lease granted 01/10/1998.

Service Charge: Year ending 31 March 2027 is £3,896 (payable in 2 instalments).

Ground Rent: No ground rent payable. Forbes Place is a shared freehold building.







Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



Outside - An allocated parking space is located to the side of the building and accessed via the front drive. The communal gardens are manicured and regularly maintained by the retained gardeners. This imposing and handsome property offers both history and location. Designed and built in 1826 as The West Sussex, East Hampshire and Chichester General Infirmary and Dispensary, it was later appointed royal status by King George V in 1913 and was renamed The Royal West Sussex Hospital. Dr Forbes a renowned local medical practitioner, in who's honour the building is now named, was appointed its first superintendent. A stunning wisteria covers the lower front facade of the property, which is believed to be the only listed shrub in the United Kingdom. It is understood to have been gifted to the matron at the time of opening by The Chinese ambassador.

Location - The property is a short walk to the Festival Theatre and onto the city centre of the cathedral city of Chichester. There is excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood to the north is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From the Northgate circulatory system, proceed north on the A286 Broyle Road signposted to Midhurst. Continue past the Festival Theatre on the right and then take the next turning on the left into King George Gardens. Forbes Place will be found on the right hand side. What3words - mining.frosted.record

Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-D

