

4 St. John's Street

Chichester

West Sussex

PO19 1UR



Situated just a few yards from the city centre a classic detached Georgian townhouse. The property has been beautifully restored retaining its original character including sash windows and shutters, high ceilings and moulded cornicing. The property offers flexible accommodation with elegant entrance hall opening onto a spacious kitchen/dining room which in turn leads into a cosy sitting room. There is also a more formal drawing room on the ground floor as well as a utility room/kitchenette as well as a wet room. In addition, there are two cellar storage areas with planning consent for a 4th bedroom and ensuite shower room. On the first floor are **3 bedrooms**, however the current owners have blended the master bedroom with the 3rd bedroom to create a principle bedroom suite with dressing room, but this could easily be reinstated back to 3 bedrooms and there is also a large family bathroom with roll top bath. To the rear of the property is an attractive courtyard garden with gated access to the side, raised flowerbeds, trellising and is bounded by a feature brick and flint wall to the back.

Chichester offers comprehensive shopping facilities and a variety of social and recreational activities including sports centres, cinemas and a wide range of restaurants, wine bars and bistros along with many cultural activities including Pallant House Gallery, Chichester Cathedral and the renowned Festival Theatre. Within a short distance to the north of the city is Goodwood with its historic house, golf courses, motor circuit and horse racing track and to the south is Chichester Harbour with an excellent marina for the enthusiastic sailor, and West Wittering beach with its sandy Blue Flag beach. Chichester benefits from an excellent mainline train station with connections to Victoria (95 mins) and Waterloo, via Havant, (80 mins) and access to the A3(M) motorway which is just 17 miles distant connecting the South Coast with the M25.

The accommodation is arranged as follows:

Front door to:

<u>ENTRANCE HALL:</u>	Door to:
<u>INNER HALL:</u>	Tiled floor. Stairs to 1 st floor landing. Door to:
<u>DRAWING ROOM:</u>	14'7 x 12'1. Fireplace with ornate surround. Shuttered sash windows. Door to:
<u>SITTING ROOM:</u>	13'5 x 10'. Fireplace with ornate surround. Shuttered sash windows. Archway to:
<u>KITCHEN/BREAKFAST ROOM:</u>	26' x 15'. Range of freestanding units with Butler sink. Central island unit with additional work surface and lighting over. AGA. Tiled floor. Double doors leading to courtyard garden. Door to:
<u>CELLAR:</u>	15'4 x 11'11. Door to:
<u>CELLAR STORE ROOM:</u>	14'5 x 6'1.
From the kitchen an opening leads to:	
<u>UTILITY/KITCHENETTE:</u>	11'1 x 8'4. Fitted base unit with inset sink. Door to:
<u>WET ROOM:</u>	Wall hung with WC with concealed cistern. Wash hand basin.
From the inner hall stairs lead to:	
<u>1st FLOOR LANDING:</u>	Door to:
<u>PRINCIPAL BEDROOM</u>	
<u>SUITE:</u>	15'6 x 13'9. Fireplace with cast iron grate. Opening to:
<u>DRESSING ROOM/</u>	
<u>BEDROOM 3:</u>	13'10 x 11'5.
<u>BEDROOM 2:</u>	14'6 x 12'8.
<u>FAMILY BATHROOM:</u>	White suite comprising low level WC. Inset His & Hers sinks. Roll top bath with shower attachment.
<u>SERVICES:</u>	All main.
<u>EXTERIOR:</u>	To the rear of the property is an attractive courtyard garden with gated access to the side. Herringbone brick and flagstones with raised beds, trellising and feature brick and flint wall to the back.

PRICE GUIDE: £1,100,000 FREEHOLD

DIRECTIONS: From our office in St. John's Street continue towards East Street and No. 4 will be found a short distance along on the right-hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.