



**Tod
Anstee
Hancock**

Property Consultants



6 East Pallant
Chichester, West Sussex

This elegant Grade II listed Georgian Townhouse (3,191 sq ft), situated within the heart of historic Chichester, has well-proportioned accommodation throughout and a lovely south-facing garden

Description

6 East Pallant is a fine example of a Grade II listed double-fronted townhouse located in a prime city centre position. The Pallant is designed in four parts, like the City Centre itself, north, south, east and west. The area was built mainly for residential occupation, and is in the parish of All Saints. Arranged over three floors, in addition to the cellars, the well balanced accommodation provides many period features including exposed beams and brickwork, large sashed windows and open fireplaces. On the ground floor are three reception rooms, which include a formal sitting room, dining room and a double length kitchen/family room with feature AGA. The kitchen is a delightful blend of contemporary and period styles and is ideal for modern family living. To the rear are glazed doors which open out to the sheltered south-facing walled garden. A cloakroom completes the ground floor accommodation. On the first floor a particular feature is the main bedroom which has a substantial dressing room and en suite bathroom beyond. There are two further double bedrooms and a shower room. On the second floor there are a further three double bedrooms and a stunning bathroom. Outside is a lovely south-facing walled garden which is mainly laid to lawn, with many flowering shrubs and plants within the borders.









Chichester

6 East Pallant is particularly well situated in this sought after road in the heart of the City Centre which is an easily accessible mainly level pedestrian area. The position is ideal, within a short walk to the excellent shopping facilities, the bus and railway stations. The beautiful cathedral City of Chichester has a fascinating history and considerable connections with the Roman Empire as seen by the archaeological remains of the city walls. Trade and prosperity flourished particularly during the early 1800's with the construction of the imposing Corn Exchange in East Street and the beautifully preserved streets of the City. There is a wide choice of social and recreational activities including a multi-screen cinema, sports centres with swimming pools, and a fine selection of restaurants, wine bars and bistros. In addition, for those in pursuit of cultural activities, there is the award winning Pallant House Gallery (located opposite the property) and the internationally renowned Festival Theatre.





Schools and Activities

There are excellent schools in the area. In the private sector are Prebendal, Oakwood, Great Ballard, Lavant House, Westbourne House School, Portsmouth Grammar and Bedales. Secondary schools in the public sector in Chichester are Bishop Luffa Church of England and the Girls and Boys High Schools. Chichester is unique in having both a College of Further Education and a University. Dell Quay, about 2.5 miles, is a wonderful yacht haven with excellent facilities including, a slipway, swinging moorings, storage area and boat yard. There are also good yachting facilities at Chichester Marina, Birdham Pool and at Itchenor, home to the Chichester Harbour Conservancy and the Itchenor Sailing Club. The Salterns Way footpath and cycle route is a 12 mile path running from Chichester via Fishbourne to Birdham, Itchenor and on to the lovely sandy Blue Flag beach at West Wittering. At Chichester it connects with the Centurion Way to provide access to the South Downs National Park. Further sporting activities in the area include; horse racing at Goodwood and Fontwell, polo at Cowdray Park near Midhurst, the Goodwood Festival of Speed and Revival events for motoring enthusiasts and golf at nearby Rowlands Castle and Goodwood.

Transport

Communications are excellent with a nearby mainline station providing a regular service to London Victoria, and Havant station which provides a fast service to London Waterloo in about 1 hour 20 minutes. The A27 trunk road provides access to Worthing and Brighton to the East and Portsmouth, Havant and Southampton to the west. There are several choices of vehicle access to London, but the closest is probably the A286 from Chichester via Midhurst, joining the A3 at Milford.

Distances & Transport

Chichester Mainline Station: 0.3 miles | Goodwood: 3 miles | Chichester Marina: 4 miles
Portsmouth Harbour: 18 miles | Southampton Airport: 32 miles | Gatwick Airport: 46 miles
Central London: 67 miles

General Information

FREEHOLD

Postcode: PO19 1TR

Services: Mains Gas / Drainage

Chichester District Council
Tel. 01243 785166
West Sussex County Council
Tel. 01243 777100

Viewing

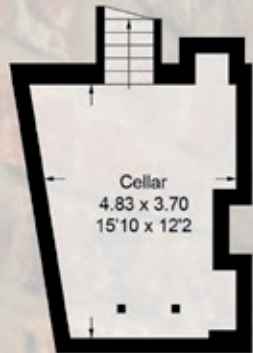
Strictly by appointment with the sales agent

East Pallant, Chichester, PO19

Approximate Gross Internal Area = 259.3 sq m / 2791 sq ft

Basement (Including Cellar) = 37.2 sq m / 400 sq ft

Total = 296.5 sq m / 3191 sq ft

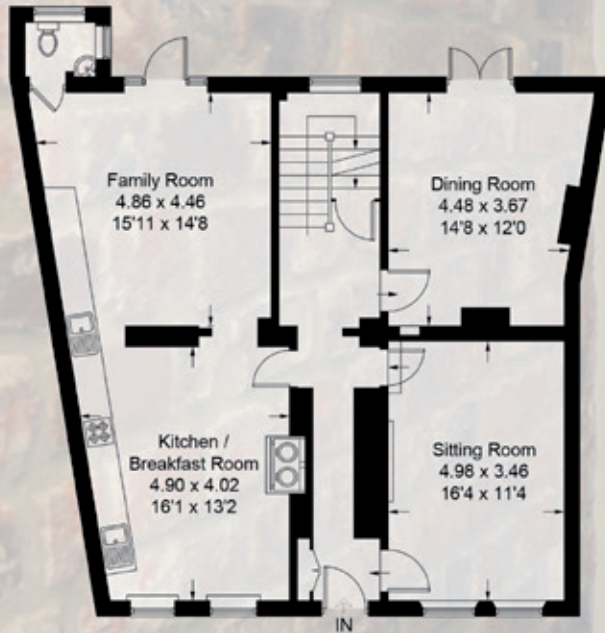


Basement

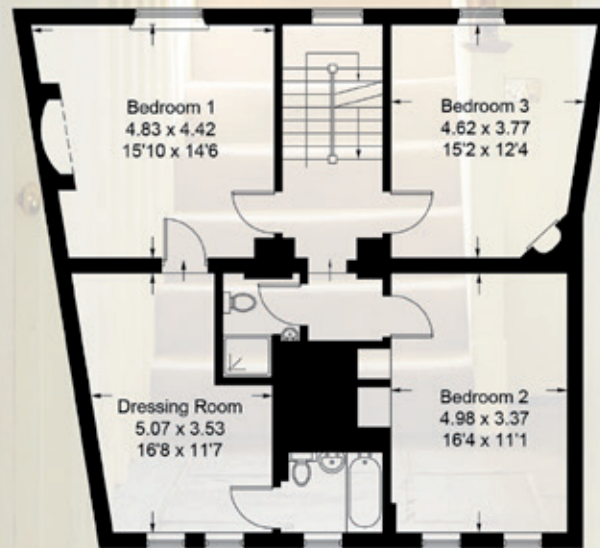


Basement

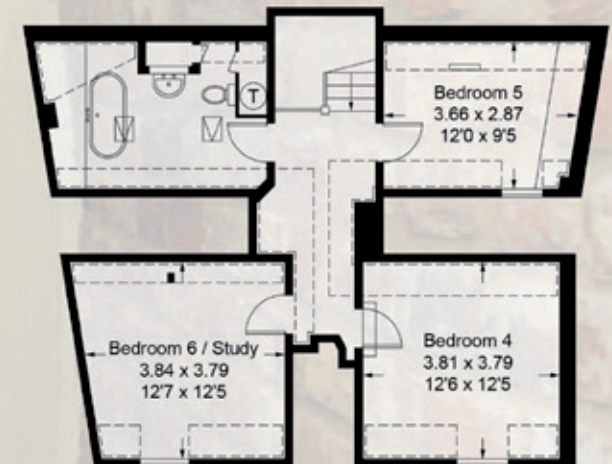
— Reduced headroom below 1.5m / 5'0



Ground Floor

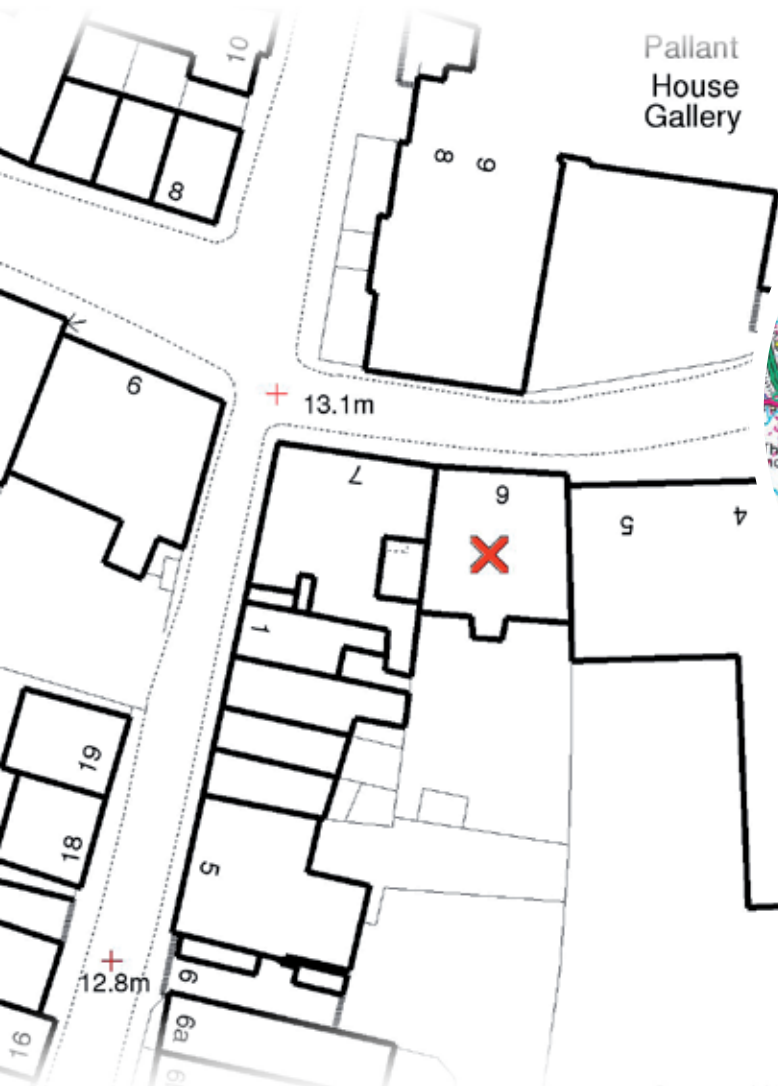


First Floor



Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID325380)



6 East Pallant

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