



**Lower Walls Walk, Chichester, West Sussex**

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**Tod  
Anstee  
Hancock**

Property Consultants

## Lower Walls Walk, Chichester, West Sussex

A spacious and superbly appointed 4/5 bedroom townhouse (2,052 sq ft), situated within the heart of historic Chichester, which has the unique and rare benefit of a garage and gated parking space.



4 bedrooms (2 en suite) | sitting room | family room | open plan kitchen/dining room | entrance hall | utility room | bathroom | cloakroom | off-street parking | garage | courtyard garden



## Description:

Located in the heart of the city, this well proportioned town house (2052 sq ft) built by Seaward Homes in 2011, offers flexible, versatile accommodation over three floors, with the added benefit of gated parking and an integral garage. The house is presented in excellent condition throughout, having been purchased as a second home by the present owners.

The accommodation includes a large first floor reception room with views of the cathedral spire and the city wall and a good size kitchen / dining room. The stylish Sylvarna kitchen has granite worktops and a range of integrated Neff appliances. There is also a WC / Utility room located off the first floor hall. The ground floor has a second reception room / bedroom with double doors opening to the courtyard garden, and parking area. There is a further bedroom with Jack and Jill shower room and the integral garage. The top floor has the master bedroom with en suite shower room, two further double bedrooms and a family bathroom.

The garage, parking and courtyard are accessed via a gated entrance and located at the rear of the property.

## Situation:

Set within the ancient Roman Walls the beautiful city of Chichester has a wealth of historical landmarks, buildings and places of special interest. There are fine examples of Georgian architecture across the city as well as the stunning 12th century Cathedral. At its heart lies the Tudor market cross and four main pedestrianised streets with an abundant choice of fashionable boutiques and high street stores. There are fantastic leisure facilities including the award winning Chichester Festival Theatre, Pallant House Gallery, leisure clubs, day spas, parks and gardens. The city boasts an array of eating establishments from fine dining restaurants to cosy inns, cafes and coffee shops. being only 1½ miles distant.



Approximate gross internal  
area:  
190.6 sq m (2,052 sq ft)

**FREEHOLD**

**EPC Rating: B**

**Postcode:**

**PO19 7BH**

**Services:**

**Mains gas / drainage**

**Chichester District Council:**

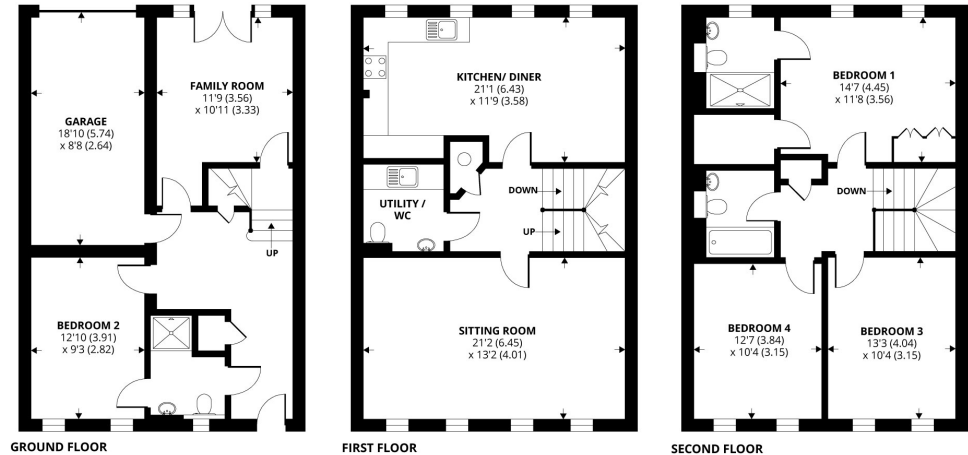
**01243 785166**

**West Sussex County Council:**

**01243 777100**



**The Old Coach House,  
14 West Pallant, Chichester,  
West Sussex, PO19 1TB**



## Lower Walls Walk, Chichester, PO19

**APPROX. GROSS INTERNAL FLOOR AREA 2052 SQ FT 190.6 SQ METRES (INCLUDES GARAGE)**

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