



Kerwood House

20 St John's Street, Chichester, West Sussex, PO19 1UP

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An exceptional period townhouse set in the heart of the historic city centre, with an attractive courtyard garden, studio workshop and secure parking space.

Dell Quay Sailing club 1.6 miles, Goodwood 2.5 miles, Chichester Marina 3.5 miles, Bosham Sailing club 4.6 miles, Itchenor Sailing club 6.5 miles, West Wittering sailing club and stunning sandy beach 9 miles.

ACCOMMODATION

- Hallway
- Cloakroom
- Kitchen/Family Room
- 2 Basement Rooms
- Utility Room
- Wet Room Shower
- Cellar/Store
- Cloakroom
- Drawing Room

- Study/Bedroom
- Principal Bedroom with En-Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom

OUTSIDE

- Studio/Workshop
- Delightful Courtyard Garden
- Hardwood Decking
- Secure Parking Space (Leasehold)





THE PROPERTY

Kerwood House is an exceptional period townhouse set in the heart of the historic city centre. Arranged over five floors, the stylish accommodation offers great flexibility combined with the added benefit of a delightful courtyard garden with studio workshop. Particular features of note include sash windows, fireplaces, moulded cornicing and ceiling roses, as well as picture rails to some rooms.

On entering the house, the long entrance hall provides access through to the open-plan kitchen and family room. This is a light and airy space, ideal for entertaining with French doors leading out to the courtyard garden. The kitchen features a range of contemporary floor and wall units with a central island unit. The kitchen space moves in to a dining area and then in to the family room with a period fireplace. This space also features parquet flooring and panelling, combining contemporary style with period charm. On this ground floor there is also a cloakroom with a small storage cupboard.

Stairs lead down to the lower ground floor, which is split in to a basement room with natural light by way of a light well. To the front of the lower ground floor is a further good sized basement/games room which in turn leads to a utility room. There is also a wet room shower.



The first floor features an elegant drawing room that spans the width of the house. Features in this stylish room include a gas-fired "wood burner", dual sash windows, a picture rail, moulded plaster cornicing and an ornate plaster ceiling rose. In addition, the first floor also has a study/bedroom and a cloakroom.

The second floor to the house encompasses the principal bedroom suite. The bedroom itself again spans the width of

the house and mirrors the elegant period feature found in the drawing room. This leads through to a very good sized en suite bathroom with a central bath, separate shower cubicle, "his & hers" sink unit and a range of fitted wardrobes. Accessed from this second floor there is also a family bathroom.

Two further bedrooms occupy the third floor with the rear room offering views across the rooftops of the city centre towards the cathedral spire.

OUTSIDE

The rear courtyard garden to Kerwood House continues the stylish and contemporary theme mixed with period features, seen through the interior of the house. Mostly laid to wooden hardwood decking edged with raised beds and flanked on either side with flint and brick walls. To the far end of the courtyard is a stone patio leading to the insulated timber studio/workshop which has been connected with electricity and water. French doors and windows allow plenty of light in to this space, making it ideal for many craft, art or workshop activities. A rear door from the studio/workshop currently provides direct access to an alley running along the rear of the property.

The vendors of Kerwood House have a leasehold car parking space in a secure underground car park opposite the house. The lease has a term of 125 years from the 8th December 1976 and we understand the current annual rent is approximately £1,200 and subject to periodic review under the terms of the lease.

SITUATION

Kerwood House is particularly well situated in the heart of the City Centre. The position is ideal, within a few steps of the excellent shopping facilities in the mainly level pedestrian area of the City.









CHICHESTER

Chichester has a fascinating history and considerable connections with the Romans, 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. There is a lovely canal and there are several parks in and around the City. The City offers comprehensive shopping facilities with both national brands and an interesting variety of long established individual businesses and shops, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved City.

The variety of social and recreational activities include sports centres with swimming pools, cinemas 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 and the renowned Festival Theatre. This is an area renowned for its variety of sporting activities which include events for motoring enthusiasts, golf and flying at Goodwood, with horse racing at Goodwood and Fontwell and sailing off the coast and on Chichester Harbour. Walking and riding over the many miles of foot and bridle paths in the South Downs National Park and along the coastline are among the many reasons this is such a highly desirable area.



SPORTS, COUNTRY AND COASTAL

Sporting activities in the area include: Excellent sailing round Chichester Harbour and along the coast to nearby The Solent and Cowes, The Hamble and Lymington etc. Horse racing at Goodwood and Fontwell, riding from nearby stables, polo at Cowdray Park, the Internationally renowned Goodwood Festival of Speed and Revival events for motoring enthusiasts. There are local golf clubs at Goodwood and Hunston, each having 2 courses. Much of

the surrounding countryside is designated an Area of Outstanding Natural Beauty and the many miles of bridle paths in the South Downs are ideal for walking and riding. The Blue Flag sandy beach at West Wittering and Pagham harbour with protected wildlife are wonderful places to spend the day. Further places of interest in the local area are: Fishbourne Roman Palace, West Dean College and Gardens, Singleton's Weald and Downland Open Air Museum, Arundel's Wildfowl and Wetlands Trust, Amberley Museum & Heritage Centre, Tangmere Military Aviation Museum, the many attractions in Portsmouth and the historic houses of Arundel Castle, Goodwood House and Petworth House. Contemporary sculpture is exhibited in the grounds of Cass Sculpture Foundation near Goodwood.

COMMUNICATIONS

Chichester has a mainline station with train service to London Waterloo via Havant (80 mins) to London Victoria (95 mins) via Gatwick Airport and along the South Coast. The A3(M) motorway is about 17 miles and connects the South Coast with the M25 & London. Southampton Airport is about 34 miles and the port of Portsmouth, about 19 miles, provides access to the Isle of Wight, the Channel Islands and to Continental Europe.

SERVICES

All main services connected (services have not been tested)

LOCAL AUTHORITIES

Chichester District Council

01243 785166

West Sussex County Council

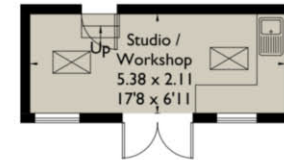
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DIRECTIONS

By foot from the Market Cross in the centre of the City proceed down East Street, and St John's Street will be found after Baffins Lane on the right. Kerwood House will be found on the right hand side.

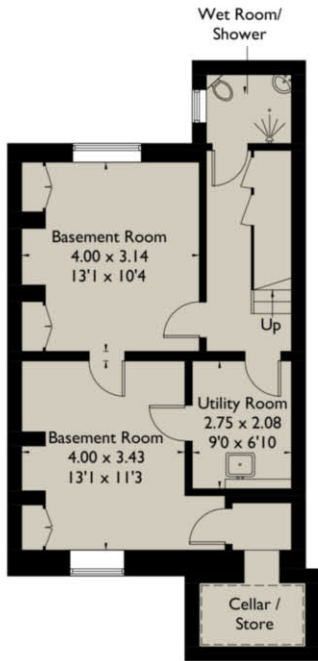


Approximate Gross Internal Area = 252.8 sq m / 2721 sq ft
 Studio / Workshop = 11.3 sq m / 122 sq ft
 Total = 264.1 sq m / 2843 sq ft

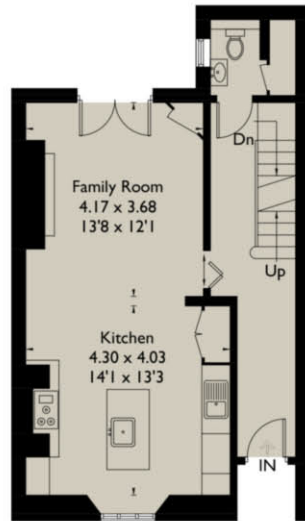


(Not Shown In Actual Location / Orientation)

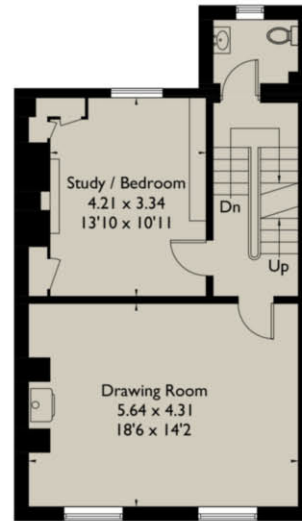
 = Reduced headroom below 1.5m / 5'0"



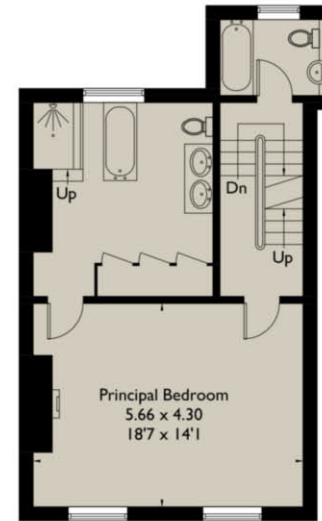
Lower Ground Floor



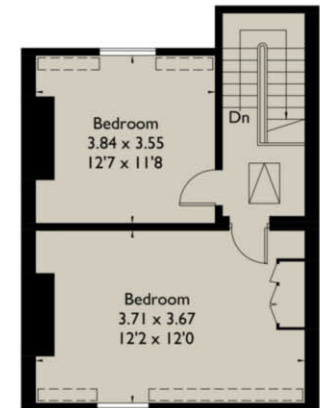
Ground Floor



First Floor



Second Floor



Third Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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