



## The Chapel

Dempsey Road, Chichester, West Sussex, PO19 6BS

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**A spectacular converted detached period Chapel providing exceptionally spacious accommodation featuring an extraordinary tall vaulted ceiling to the main living areas, combining contemporary stylish attributes with a number of restored period features and a south facing garden located just over a mile north of the city centre.**

Chichester City Centre 1.25 miles, Itchenor sailing club 8 miles, West Wittering beach 9 miles, Chichester Marina 5 miles, Goodwood 3 miles. (All distances are approximate).

### ACCOMMODATION

- Entrance Lobby and Hallway
- Magnificent Sitting Room
- Dining Room open plan
- Study open plan
- Kitchen/Breakfast Room
- Laundry Room
- Utility Room
- TV Room/5th Bedroom

- Principal Bedroom with en-suite Shower Room
- Further 2 Double Bedrooms with en-suite Bathrooms
- Galleried Landing
- 4th Double Bedroom with en-suite Bathroom

### OUTSIDE

- Driveway providing off-street parking
- Large Garage and Music room (no window).
- Delightful rear garden with southerly aspect
- About 1.25 miles to the city centre

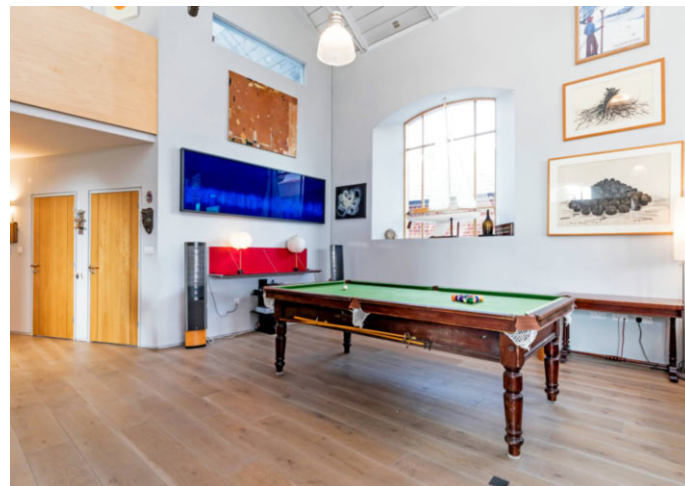
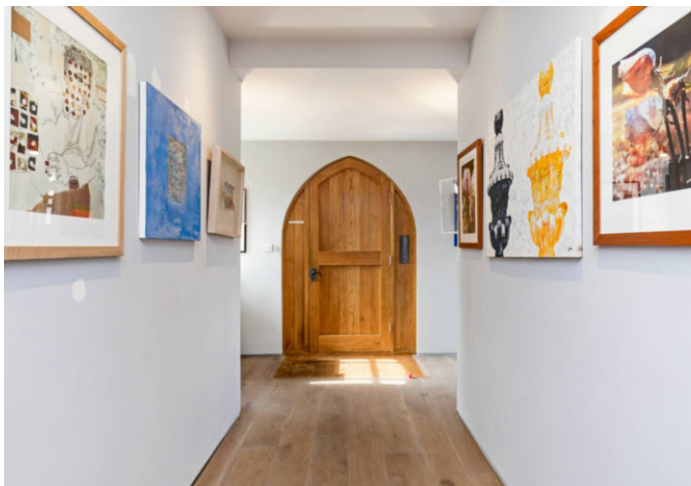






## THE PROPERTY

A rare opportunity to acquire a stunning and beautifully converted Chapel well located within easy reach of the city. The spacious accommodation affords an excellent degree of natural light and comfortable ambience and is superbly presented throughout. On entering the property there is a welcoming lobby area leading to the wide entrance hall opening into a magnificent breath taking living room with a remarkable tall vaulted ceiling featuring a series of interesting restored A-frame struts and amazing tall arched windows. The sitting room has a contemporary wood burning stove and tall French doors leading out to the sun terrace and garden. The main living areas are open plan comprising a huge sitting room and dining room adjacent to the stylish bespoke kitchen with an excellent range of wall and base units and island with breakfast bar seating area and a separate utility room and laundry room. There is a partly partitioned area providing a useful open plan study area and a further open plan games area with space for pool table or alternatively, space for a baby grand piano. Leading off the kitchen there is a TV Room/5th Bedroom on the ground floor with a door to the rear garden. There are two further double bedrooms, one with an en-suite Shower Room and the other with an en-suite Bathroom. From the main living area there is an interesting staircase with a galleried half landing overlooking the living areas and further stairs leading up to the first floor landing with doors to the further two bedrooms, one of which is a double bedroom with vaulted ceiling an en-suite Shower Room and the other a spacious Principal Bedroom with vaulted ceiling an en-suite bathroom with shower and bath and an interesting Port Hole window adding charm and character to the property.





## GARDENS AND GROUNDS

The Chapel is approached over a gravelled driveway with off street parking leading to a detached large garage and separate side entrance. The rear garden runs the length of the Chapel and features a beautiful south facing sun terrace leading out to a neatly kept lawn and flower beds with an array of shrubs and trees. The garden is surrounded by a well-established hedge and along the eastern boundary there is a tall brick and flint wall, providing an excellent degree of privacy.

## CHICHESTER

The historic 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. 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. Chichester Cathedral formally known as the Cathedral Church of the Holy Trinity, was founded as a cathedral in 1075 when the seat of the Bishop was moved from Selsey. The spire of Chichester Cathedral, rising above the green copper roof, can be seen for many miles across the meadows of West Sussex. Events which take place at the Cathedral include lunch-time and evening concerts, lectures and talks and the annual flower festival. There is also a café with lovely garden within the grounds of the cathedral. There is a wide choice 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 Internationally renowned Festival Theatre. Schools in the area, both in the public and private sector include Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon College, Portsmouth Grammar and Bedales at Petersfield.

## COUNTRY, COASTAL AND SPORTS

Events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at nearby Goodwood, and bathing off the beach at the Witterings. Chichester Harbour has about 3,800 moorings, 2,000 berths in 6 marinas and 14 sailing clubs. Chichester Marina, Birdham Pool and Chichester Yacht Club provide excellent sailing facilities. Other local attractions include; the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, and the historic houses of Goodwood House, Stansted Park and Petworth House.

## COMMUNICATIONS

Chichester mainline railway station is about 1.8 miles and provides a regular train service to London Victoria via Gatwick Airport, along the South Coast and to London Waterloo via Havant. Accessed via the A27, about 2.8 miles to the south, the A3 motorway is about 15 miles to the west and connects the South Coast at Portsmouth to London and, via the M25, provides access to the international airports of Heathrow and Gatwick. Southampton Airport is about 32 miles and the port of Portsmouth, about 17 miles, provides access to the Isle of Wight, the Channel Islands and to continental Europe.





## LOCAL AUTHORITIES

Chichester District Council  
01243 785166

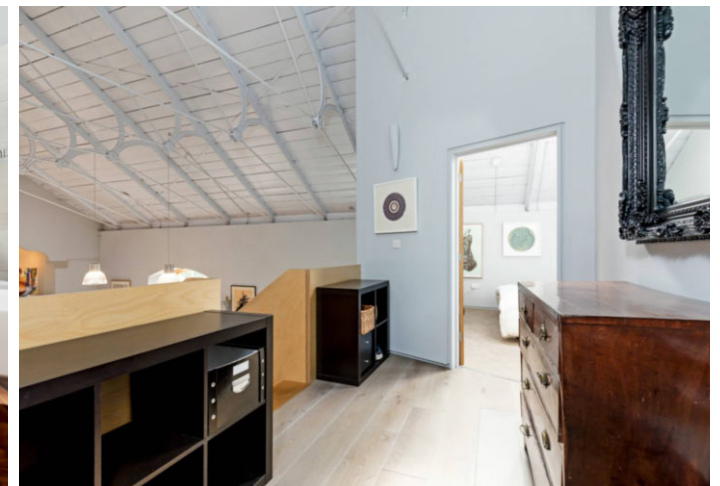
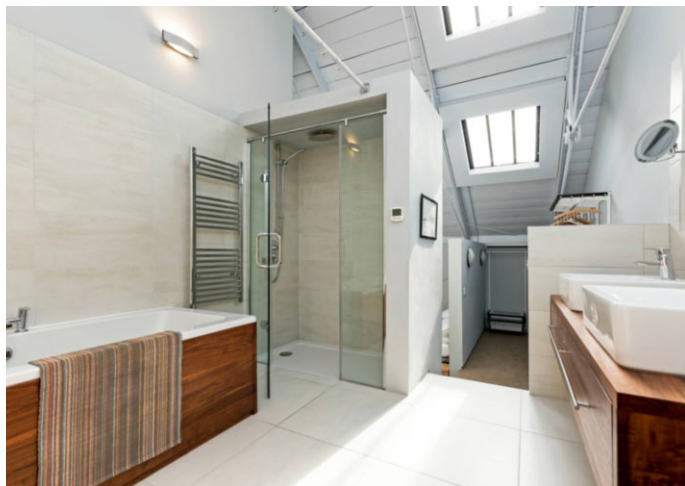
West Sussex County Council  
01243 777100

## SERVICES

Mains electric and water  
Gas central heating  
Underfloor heating to the ground floor  
(services not tested)

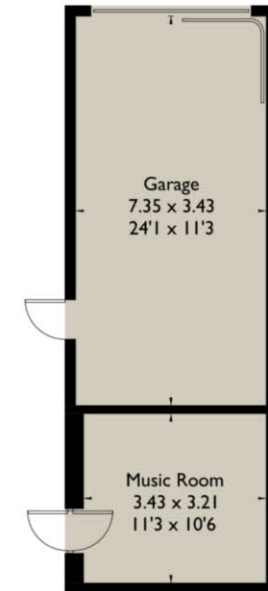
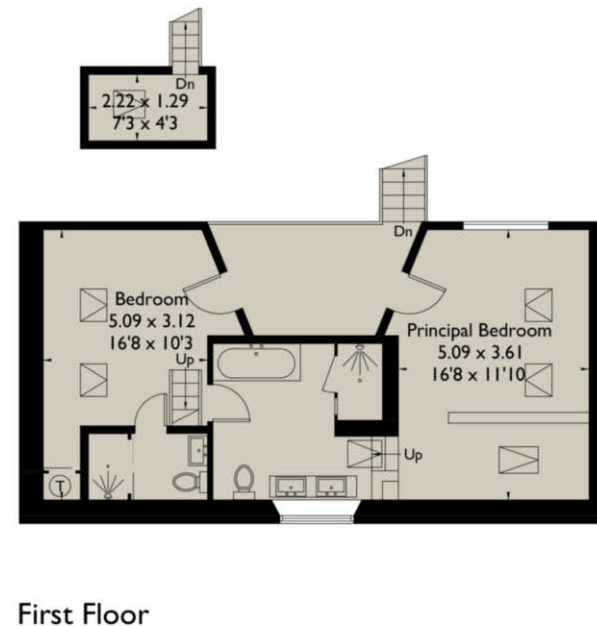
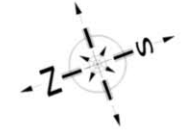
## DIRECTIONS

From the Northgate roundabout at the top of North Street, take the Broyle Road (A286) northwards in the direction of Midhurst. After approximately 0.7 of a mile, turn right onto Donegall Avenue, Rousillon Park then turn left and after a short distance turn left into Otway Road bearing right continue for a few hundred yards and located ahead on the corner of Dempsey Road the entrance and driveway to The Chapel with be found on the right-hand side.



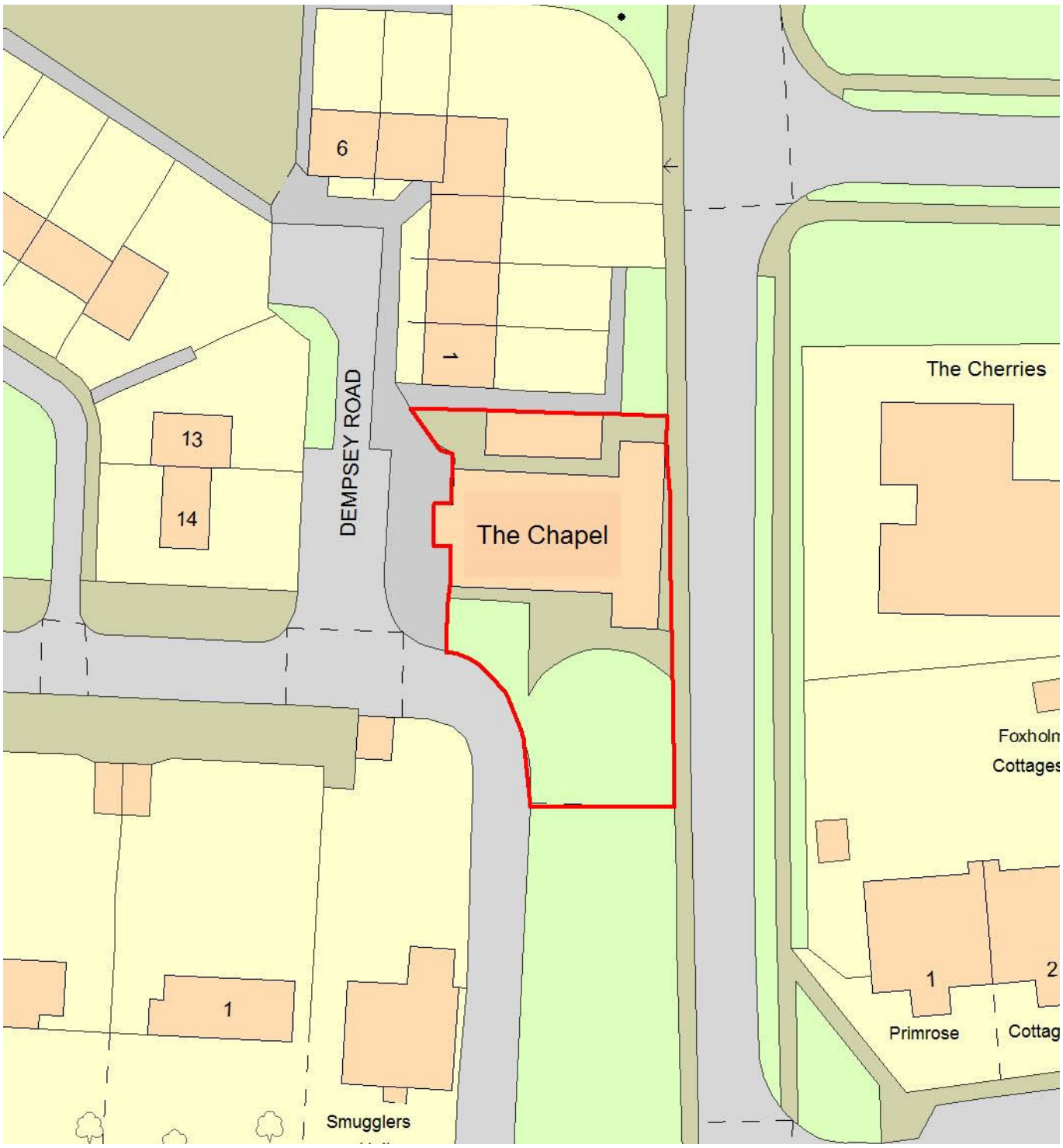


Approximate Gross Internal Area = 289.2 sq m / 3113 sq ft  
 Outbuilding = 38.2 sq m / 411 sq ft  
 Total = 327.4 sq m / 3524 sq ft



(Not Shown In Actual  
Location / Orientation)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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