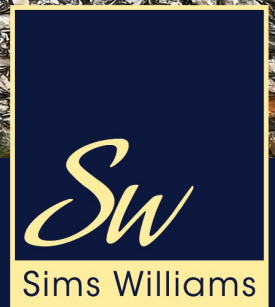




WASHINGTON STREET | CHICHESTER | PO19 3BN



14 WASHINGTON STREET, CHICHESTER, PO19 3BN

ASKING PRICE £550,000 FREEHOLD

- Grade II Listed Period Townhouse
- Completely Renovated Throughout
- South Facing Rear Garden
- Two Sitting Rooms
- Aga Oven
- New Heating & Electrics
- Ensuite Shower Room
- City Centre Location
- Possible Third Bedroom

A stunning grade II listed period flint and brick townhouse situated on the cusp of Chichester city centre within easy reach of local shops, schools and transport links. The property has undergone a complete and sympathetic refurbishment with modern interior design perfectly complimenting the properties original charm and character. The house offers versatile accommodation across four well laid out floors and benefits from a south facing garden and views of the cathedral spire.

To the front, on the ground floor, one finds the sitting rooms with its feature fireplace housing a gas stove, fitted shelving and sash windows with plantation style shutters. Adjacent is a further snug/sitting room which looks out over the patio and leads through to the bright garden room which grants access to the rear garden.

Working down to the lower level there is a modern fitted kitchen with a range of low level units, breakfast bar, Aga oven and larder cupboard. To the front the room is currently utilised as a dining area but many of the neighbouring houses have made this into a further bedroom. There is also a cloakroom and stairs up to the garden.

To the front of the first floor is the master bedroom with fitted wardrobes serviced by the beautiful family bathroom suite with walk in shower, separate bath, tiled walls, pedestal sink and large wall mounted mirror.

To the top floor is a further bedroom with far reaching views across the city centre towards the cathedral and it's own cleverly arranged ensuite shower room.

The south facing rear garden is largely block paved with mature planted borders and summer house. The entire property is superbly finished with the services also being ungraded and now presents in excellent order.

Washington Street is a quiet attractive road of period cottages, parking is on street although all of Chichester's amenities can be easily reached on foot. Chichester is a highly desirable city with a range of excellent shops, as well as the renowned Festival Theatre. There are good rail and road links and sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour. Cultural amenities include Pallant House Gallery and St Richard's Hospital is nearby.









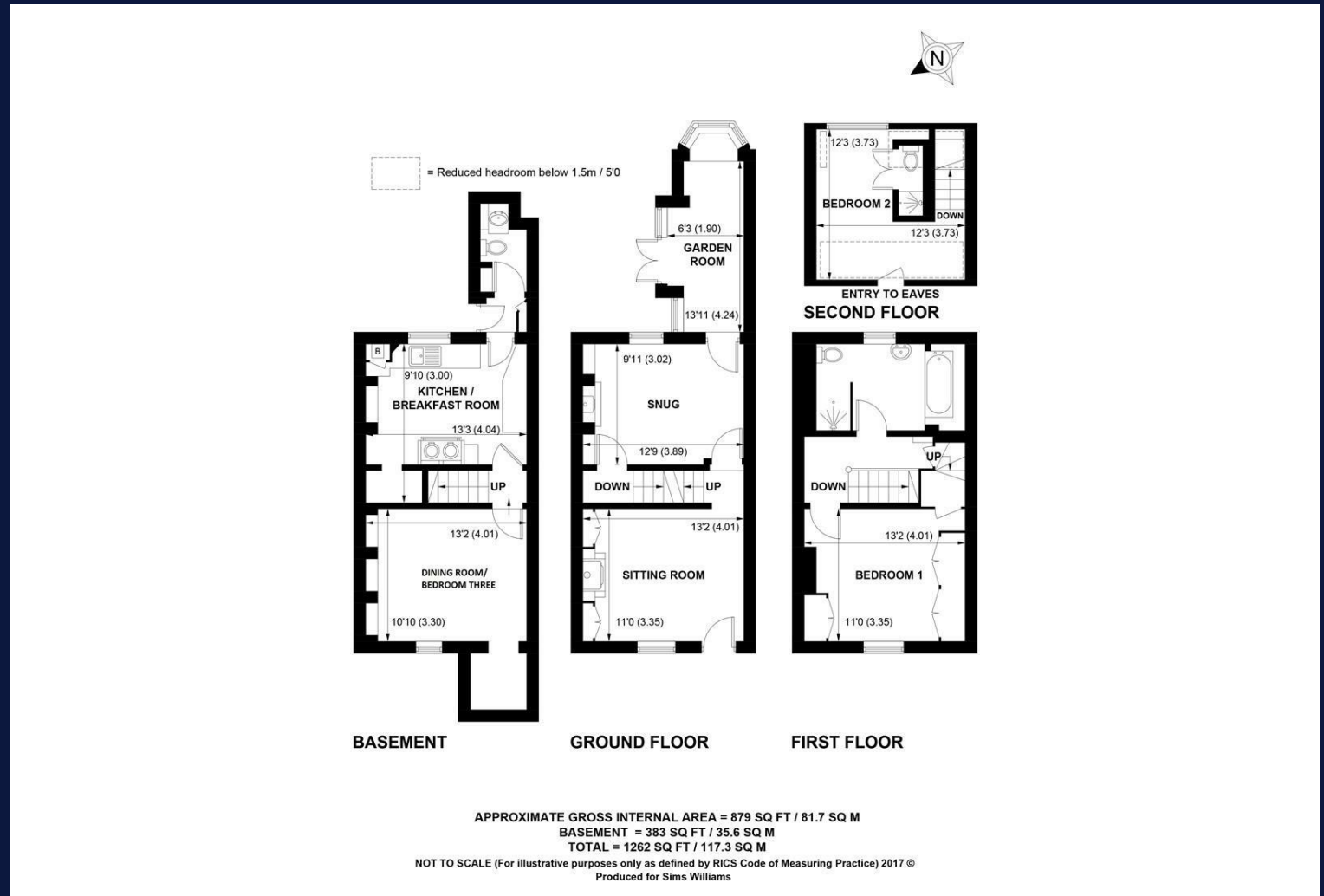




EPC Band - Current - D Potential - B

Council Tax Band D

From the top of North Street, proceed round the Northgate circulatory system, taking the second exit into St Paul's Road. Washington Street is a short way along on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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