



**Stables, 6a South Pallant**  
Chichester | West Sussex | PO19 1SY

**PRICE £895,000**  
**FREEHOLD**

# Stables, 6a South Pallant

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FR895-03/24



## Features

- 4 Bedrooms (3 With En-Suite Facilities)
- City Centre Location Within City Walls
- Two Allocated Parking Spaces
- NO ONWARD CHAIN
- Council Tax Band: G

Constructed circa 2008, this three storey town house occupies an idyllic location within a short walk of the city centre amenities. There is an impressive open plan living room with fitted kitchen, utility room, cloakroom and four bedrooms (three with en suite facilities). To the rear there is a private courtyard garden and two private allocated parking spaces within the residents private parking area.

South Pallant is situated right in the heart of Chichester within a level walk to the city centre amenities including the mainline railway station which provides an ease of access to the South Coast and Capital, numerous shops, stores, Boutiques, Restaurants, Bars, famous Pallant House Gallery, Festival Theatre and historic 12th Century-Cathedral along with the highly regarded St Richards Hospital and University.

Chichester is renowned for its local attractions including the sandy beaches at the Witterings, the Marina and conservation harbour, South Downs National Park, famous horse racing venues at Goodwood and Fontwell, the motor circuit at Goodwood highly regarded for the Festival of Speed and Revival meetings and the educational Weald and Downland Living Museum to name but a few.



The front door to the property leads into a welcoming light and airy entrance hall with double glazed sash style natural light window to the front, exposed wood flooring, large cloaks hanging recess and carpeted staircase to the first floor with large walk-in under stair storage cupboard. Modern internal doors lead to the ground floor cloakroom with white suite of wash basin and w.c., separate utility room with fitted units, work surfaces, sink unit, integrated freezer and built-in cupboard housing the boiler and hot water cylinder.

A further door from the entrance hall leads into the impressive modern dual aspect open plan kitchen/living room which measures 36' 2" x 12' 11" overall and features a superb natural light pitched roof double glazed roof lantern over the dining area, a large double glazed picture window and double glazed door to the rear along with two side aspect double glazed windows in the sitting room area. The kitchen area is comprehensively fitted with a range of matching units, work surfaces, integrated appliances and there is extensive lighting throughout this superb open plan room along with a feature fireplace in the sitting area and exposed wood flooring.

The first floor landing has doors to bedrooms one and two along with a further staircase which rises to the second floor landing.





Bedroom one is situated at the rear of the property and offers a range of fitted storage units and wardrobes along with an en suite bathroom with walk-in bath with dual shower over, wash basin and close coupled w.c. Bedroom two is positioned at the front and creates a delightful study/home office with a further comprehensive range of fitted storage units. The second floor provides two further bedrooms both with en suite facilities, one with an en suite shower room and one with an en suite bathroom. To the front from bedroom 4 there is an impressive view from a dormer style double glazed window over roof tops towards the spire of the historic 12th Century Cathedral.

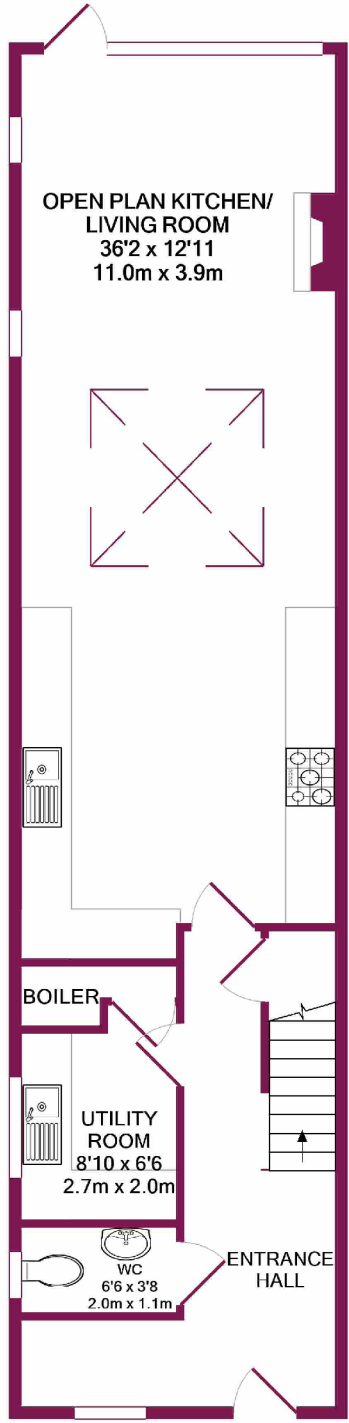
Externally there are railings at the front of the property with a pedestrian gate which leads to the front door with external courtesy light. Adjacent to the property there is a covered private driveway/passage which leads to the residents private parking area situated at the rear where the property benefits from two allocated parking spaces. To the rear of the property there is a private walled and fenced courtyard garden which is accessed from the living room and has been laid to paving for ease of maintenance with an array of wall mounted planters and provides a pedestrian gate to the parking area at the rear.

The residents have formed a management company and collectively own the freehold to the parking area with a contribution per space.

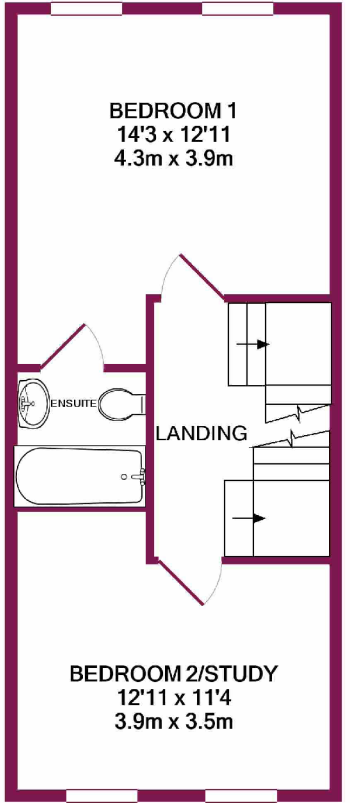
**N.B An internal inspection of this delightful home is essential to fully appreciate everything on offer and the fabulous location.**



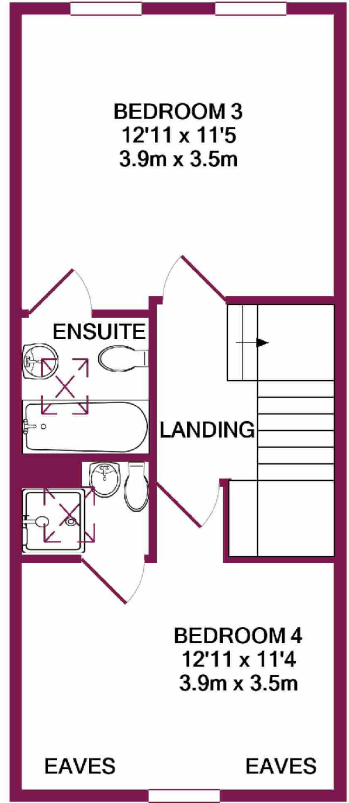
To arrange a viewing contact 01243 267026



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Current EPC Rating: C (75)**

**Council Tax: Band G £3,708.50 p.a. (Chichester Council 2024 -2025)**

**Service Charge Contribution For Parking: £600.00 p.a.**

**N.B. Under the Estate Agents Act 1979 we are by law requested to inform you that the person/s selling this property are 'connected person/s' as defined by the Act.**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Coastguards** 

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