



Hasted House

18A St Johns Street, Chichester, West Sussex PO19 1UP

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Priory Park close to the city centre



Chichester harbour and The South Downs

Hasted House

18A St Johns Street, Chichester, West Sussex

A handsome Grade II listed Georgian town house situated in the heart of the city within the Roman walls, exceptionally well presented, offering light and airy accommodation over three floors with 4 bedrooms and 2 bathrooms, and a basement, with a private gated off-street parking area and west facing walled garden.

PROPERTY FEATURES

Town House 4 Bedrooms, 2 Bathrooms

First Floor

Principal Bedroom, en-suite Shower Room/WC
Landing and Bedroom 3

Second Floor

Bedrooms 2 and 4, Landing and Bathroom/WC

Ground Floor

Entrance Hall, Cloak Room/WC
Modern Kitchen
Sitting Room/Dining Room

Basement

Utility Room and Storage area

OUTSIDE

Gated (electric) private off street parking
for a vehicle

Delightful west aspect walled garden

A minute walk to the shops and restaurants

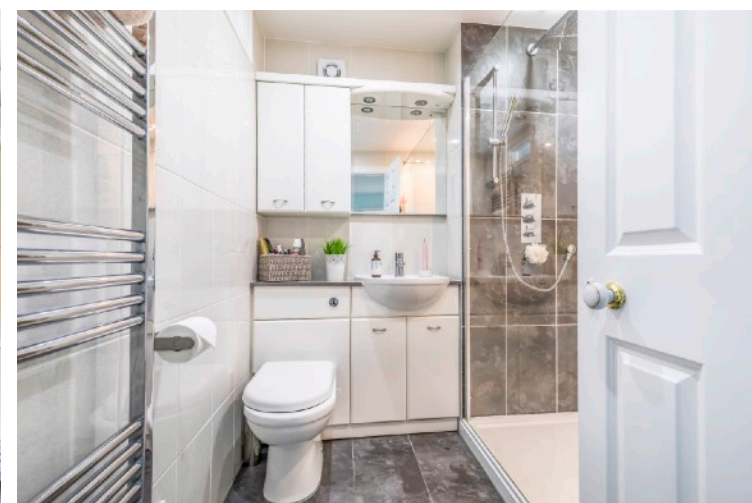
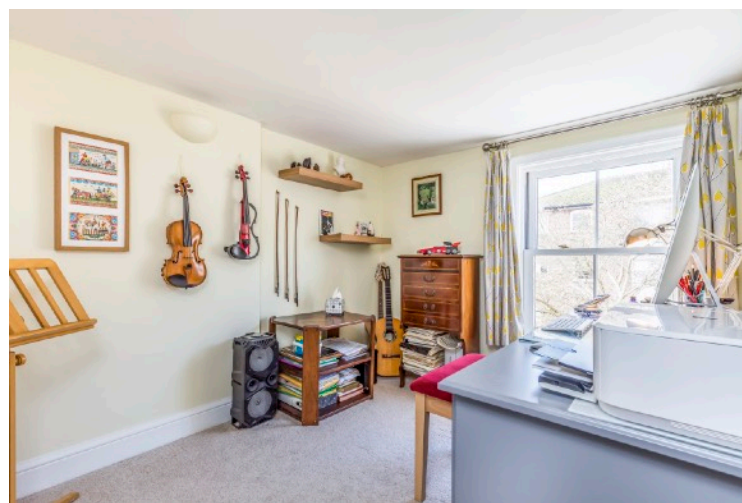


THE PROPERTY

Hasted House is a handsome Grade II listed Georgian town house of exceptional character, particularly well located in the heart of the highly desirable historic city centre of Chichester, within a level walk to the wide array of interesting shops and fine restaurants. The property is superbly presented throughout and it is understood that about 18 yrs ago a full program of renovation was carried out. The accommodation is particularly light and spacious with plenty of natural light throughout. Upon entering the house there is a welcoming entrance hall and door opening into a cloak room/wc and a separate door leads into the kitchen, which has a range of wall and base units, built in oven and gas hob and a built in microwave oven, with worktops and space for appliances. A door leads to the dining room, which is open plan to the spacious sitting room with a fireplace and roof sky light and patio doors opening out into the delightful private west facing walled courtyard garden. A door from the dining room area leads down to the basement with space for utility appliances and storage. A staircase from the entrance hall rises to the first floor landing, which leads into the principal bedroom featuring a large stash window and a fireplace and there is a superb en-suite shower room/wc and a further door into the 3rd bedroom/study with a fireplace and another door opening onto the landing. From the first floor landing a staircase rises to the second floor landing with doors leading to the bathroom/wc, and 4th bedroom and the 2nd double bedroom.

"A Georgian Gem situated in a prime city centre location"







GARDEN & PRIVATE PARKING

Hasted House has a well kept enclosed walled rear garden, which is laid to a neat brick patio area with raised flower beds approached from the sitting room patio doors. The L-shaped rear garden is very private enclosed by tall walls with afternoon sun from the South and facing due west. The secure solid folding gated entrance is electrically operated accessed from the flank road New Town and opens into the rear of the house providing a parking space for a small vehicle and leads to the rear garden.

CHICHESTER CITY CENTRE

Hasted House is located in a highly desirable residential area within the Roman walls which provide a lovely walk round much of the City and it is a short level walk of shopping centre, which includes a Marks and Spencer Food store and a wide variety of Restaurants including, The Ivy a highly regarded lavishly appointed restaurant and the independent Purchases Bar/ Restaurant and Al Fresco dining. The Kennels, Goodwood and Restaurant/ Golf club and Goodwood Hotel/Country club are about 3 miles. Much of the shopping centre is level pedestrianised areas leading to the well preserved and beautiful ancient Cathedral founded during 1075. The City has beautifully kept parks and 'The Ship Canal' from the City Basin leads to Birdham and Chichester Marinas. About a mile north of the city there is the Nuffield Hospital (private patients) and half mile NHS St Richard's Hospital. Other amenities include: two cinemas, indoor/outdoor bowling, sports centres with indoor swimming pools/gyms, rugby football club, two cinemas, indoor/outdoor tennis and squash club. Further local attractions include: Pallant House Gallery and Chichester Festival Theatre.

COAST & COUNTRY

Chichester is renowned for its excellent sailing amenities, country pursuits and attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events and Horse Racing at Goodwood, Fontwell and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the countryside has been designated an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. The superb beach at West Wittering, which has been awarded the 'Blue Flag' status for excellence. Chichester has about 17 miles of harbour channels and thousands of moorings and berths, 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), in all there are 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, and Goodwood House. There are a number of schools locally and accessible from Chichester including: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.

COMMUNICATION & TRAVEL LINKS

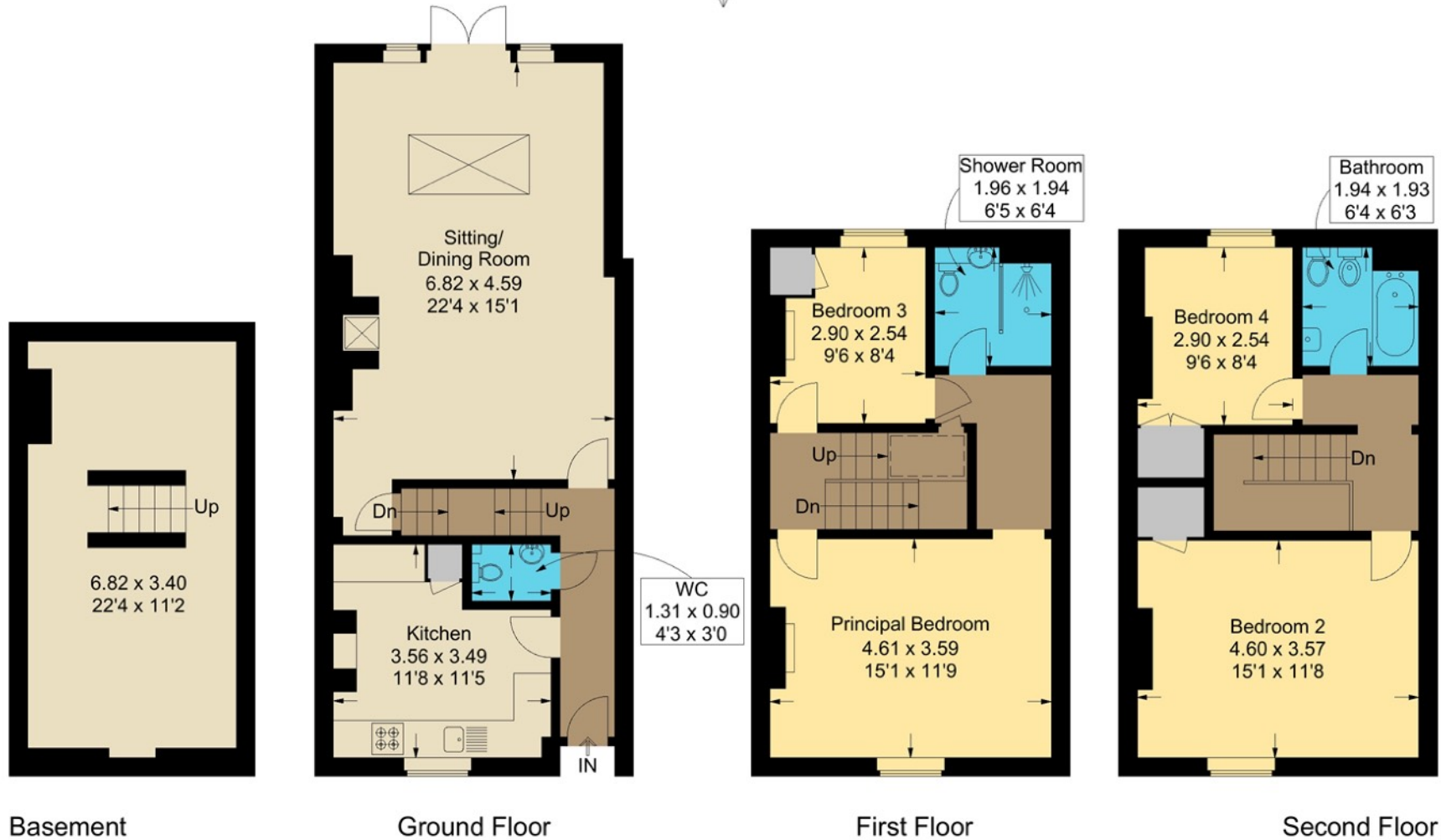
Chichester has a mainline rail station with links to: London Waterloo via Havant (95mins) and London Victoria (105mins) via Chichester. The A3 (M) motorway is about (17 miles) connecting to the M25 Junction10 and central London about (79miles) and Airports at Heathrow (73miles) or alternatively Gatwick via A27/A24 (46miles) and Southampton (33 miles) and Portsmouth (18miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe. All distances and times are approximate and travel times may vary.



Hasted House

St Johns Street, Chichester

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.9 sq m / 10 sq ft
 Total = 151.4 sq m / 1630 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



DIRECTIONS

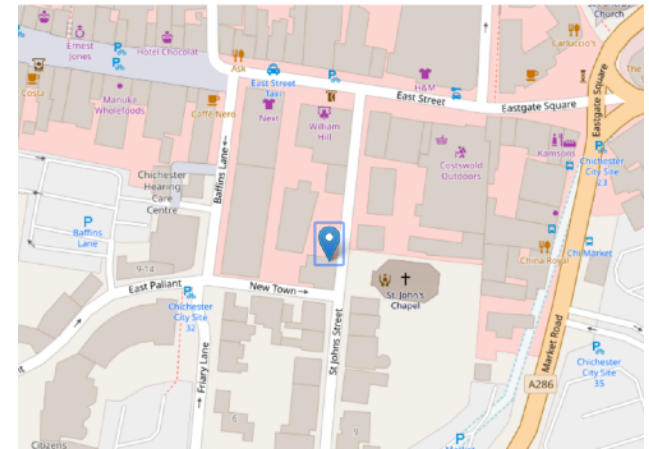
From the A27 Stockbridge roundabout take the exit north along the A286 Stockbridge Road towards the City centre, continue over the level crossing at Chichester main line rail station and bear right at the traffic lights, continue for about half and just before the Market carpark just after the pedestrian traffic lights, turn left into St Johns Street and bear right and after about 120 yards, the entrance to Hasted House will be found in St Johns Street on the left hand side.

SERVICES: Mains gas, electricity, water and drainage.

LOCAL AUTHORITY:

Chichester District Council: 01243 785166

Council Tax Band: G



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Viewing by Appointment

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Goodwood Racecourse



Goodwood Festival of Speed



Chichester Marina

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