



# 1 Sadlers Warehouse

29 Little London, Chichester, West Sussex PO19 1PB

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS







### PROPERTY

Stunning Period modern two level Apartment  
Communal Entrance hall  
Private entrance hall ground floor  
Two double bedrooms both with  
luxury en-suite bathrooms  
Impressive beamed double aspect Sitting Room  
Spectacular Galleried landing leading to  
Lower floor comprising:  
Superb Kitchen/Dining Room  
Utility Room/wc  
Arched double doors to Private Courtyard garden  
Second Sitting Room

### OUTSIDE

Gated rear allocated parking for a vehicle  
Communal bin store and cycle rack

### LEASEHOLD

**Lease Term: 999 years** from 1 January 2020

**6 months Service Charge:** 1 Oct 2024 to 1 Oct 2024: £1,106.18

**6 months Service Charge:** 1 Apr 2025 to 30 Sep 2025: £1,119.03

Includes Building Insurance and Communal Lighting

**Ground Rent:** Peppercorn usually £1 pa

**Landlord:** Sadlers Warehouse Management Company Limited

### FEATURES

Bespoke, Italian designed kitchen units with Neff appliances  
with Miele Induction Hob and integrated Dishwasher  
Beautifully appointed bathrooms with Duravit furniture  
Fitted wardrobes to all bedrooms  
Bespoke oak flooring to main living areas  
Fully carpeted bedrooms  
Underfloor heating to all bathrooms  
Period cast iron radiators to main living areas  
Energy saving LED lighting throughout  
TV and SKY prewired to principle rooms  
Video door entry system & Alarm system  
Gate secure site parking  
Secure cycle storage

# 1 Sadlers Warehouse

29 Little London, Chichester City centre

1 Sadlers Warehouse is a particularly spacious and beautifully appointed luxury ground floor apartment of about 1,500 square feet over two floors with stunning period features combined with superb modern style in an exclusive development of contemporary apartments cleverly designed within a grade II listed 18th century mill, retaining many of the unique features of this historic grade II listed building including exposed beams, built to a high specification and located in a prime sought after location only a short walk to parks, shops & restaurants in Chichester city centre.



**Georgian elegance with modern innovation  
with a light and comfortable living style  
located in the heart city centre**



## THE PROPERTY

1 Sadlers Warehouse is a stunning prestigious apartment with exceptionally spacious ground floor and lower ground floor basement accommodation with a private courtyard enclosed walled garden and allocated parking, located in desirable prime city centre location only a short walk to the shops and close to nearby parks. The accommodation comprises two double bedrooms both with en-suite bathrooms, two fabulous sitting rooms, a spectacular galleried landing area and stunning superbly appointed kitchen/dining room, utility room/cloak room/wc. There is an allocated secure gated parking space at the rear and secure bin store cycle store. The property has a Video entry system. The apartment retains many of the unique features of this historic building such as vaulted ceilings, exposed beams and these are light and open plan living spaces, which include the very best in contemporary finishes and fittings. This exclusive development of five apartments within a grade II listed 18th century mill, is particularly well located in the heart of the city within the ancient Roman walls of the city of Chichester. Little London is a peaceful street within easy reach of Priory Park and Cricket grounds, Marks & Spencer, the internationally renowned The Festival Theatre, Pallant House Gallery, a wide variety of coffee shops and facilities of the city centre all of which emanate virtually from the doorstep of Sadlers Warehouse.







































### CHICHESTER Cathedral city

Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and a further 2 miles of walks along the canal leading to Chichester and Birdham Marinas. About a mile from the city there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. Schools locally and accessible from Chichester include; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (and Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and south of Goodwood there is Westbourne House.

### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.



# 1 Sadlers Warehouse, Little London, Chichester PO19 1PB

Approximate Gross Internal Area = 140 sq m / 1507 sq ft



Lower Ground Floor

Ground Floor

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.





Goodwood Racecourse



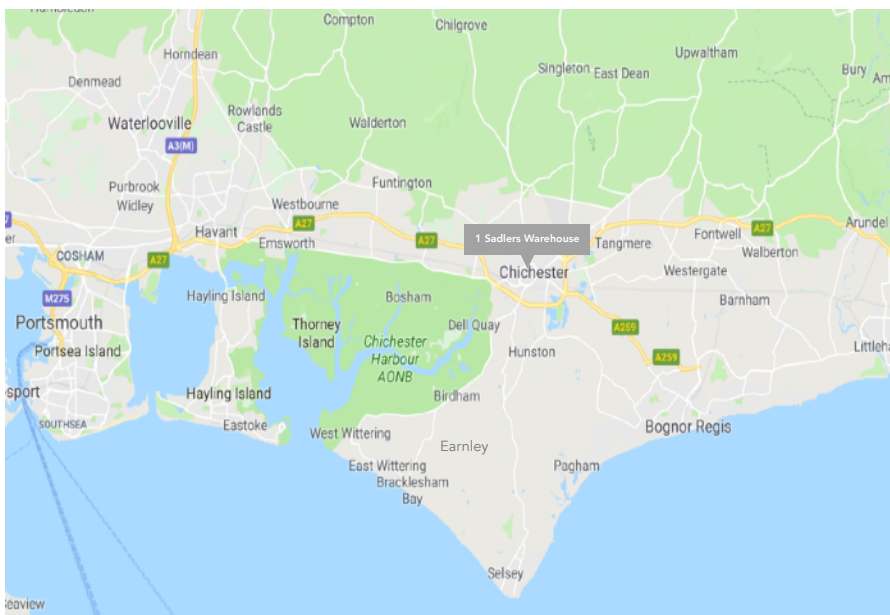
Goodwood Revival



Chichester Marina



Chichester harbour and The South Downs



## COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**SERVICES:** Mains electricity, water and drainage.

**Council Tax Band:** E Year 2025/26 £2,856.40

**EPC Rating:**

**LOCAL AUTHORITY:** Chichester Council 01243 785166



West Wittering beach

**Brochure:** Reproduction only allowed with Authors written consent

## Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

**DISCLAIMER NOTICE:** MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterloo, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959

**Michael  
Cornish**

PROPERTY SALES & ACQUISITIONS





Michael  
Cornish

PROPERTY SALES & ACQUISITIONS