



Friary Close

Friary Lane, Chichester, West Sussex, PO19 1UF

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS





Friary Close

Friary Lane, Chichester, West Sussex , PO19 1UF

A spectacular detached Grade II listed Georgian house of exceptional character with elegant proportions and sumptuous accommodation, approaching 5,000 sqft comprising: 5/6 double bedrooms, 4 bathrooms, 5 receptions and a stunning kitchen/breakfast room and large cellar, double garage, lapsed planning consent for a further detached house, set in wonderful south aspect gardens and grounds approx. 0.75 acres in the heart of Chichester city centre.



THE PROPERTY

GROUND FLOOR

Reception Hall, Cloakroom/wc
Study/Play room, Dining room, Orangery
Stunning Kitchen/breakfast room
Utility room, Large Cellar

FIRST FLOOR

Drawing room, Sitting room
Principal bedroom suite, Bathroom and
Dressing room/bedroom 6

SECOND FLOOR

Further 4 double bedrooms and 3 bathrooms (2 en-suite)

Lapsed planning consent for an additional detached house
Application Ref: CC/12/04419/FUL

OUTSIDE

Beautifully kept rear gardens with extensive lawns, mature trees
hedges, shrubs, sun trap patios, front driveway for about 6 vehicles
Double garage, remote controlled wrought iron gated entrance.

In all, set in approx. 0.75 acres

THE PROPERTY

Friary Close is a beautifully restored and exceptionally well appointed detached Grade II listed Georgian house of elegant proportions presented as one of the finest properties within the ancient city walls. The bright and versatile accommodation features tall windows overlooking the delightful gardens and grounds. Upon entering the house there is an impressive welcoming reception hall with doors to the study/playroom, opening into the inner hall and a door to a lobby and cloakroom/wc, a door leads into the dining room and double doors open into the double aspect orangery with french doors opening out on to the sun terrace. From the reception hall a door leads into the stunning double aspect kitchen/breakfast room with luxury Sylvarna range of wall and base units under corian worktops with Neff and Miele appliances and central island breakfast bar and a door leads into the utility room and another door into a rear lobby. From the utility room a door leads to a staircase down to the large cellar. From the kitchen a door opens out to a covered sun terrace. The reception hall has a classic staircase rising to a large bright galleried landing with doors leading to a magnificent drawing room and a further sitting room. From the landing a door leads into the principal bedroom suite with bathroom, large dressing room/bedroom 6. From the main landing a staircase rises to the second floor landing with doors leading to four further double bedrooms and there are three bathrooms (2 en-suite).

Gardens & Grounds

From the first floor drawing room french doors lead out the the upper level paved sun terrace overlooking the gardens and grounds and above the ground level fascinating arched tunnel, which leads from the front gated parking area to the rear extensive gardens and grounds. Along the upper level garden and ancient city wall to the southern end there is a a brick store and steps leading down to the far end of the garden. The main gardens are superbly kept with extensive lawns, a variety of trees, hedges and shrubs with a sun trap patio barbecue area and tall flint boundary wall with a southerly aspect. At the front of the house there is plenty of parking for about six vehicles and a double garage with two store rooms and a remote control electric rollup door. **In all set in approx. 0.75 acres**













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 elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. There are 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 there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the City centre 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. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Jessie Young husband Primary school, Chichester Free school, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Chichester University, Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, nearby to Goodwood 4 miles to the south Westbourne House.

















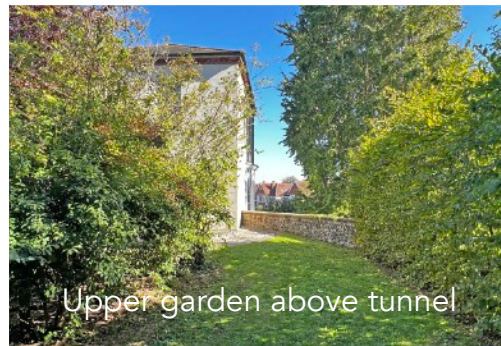
COASTAL & COUNTRY PURSUITS

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 registered vessels and about 2,000 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: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.









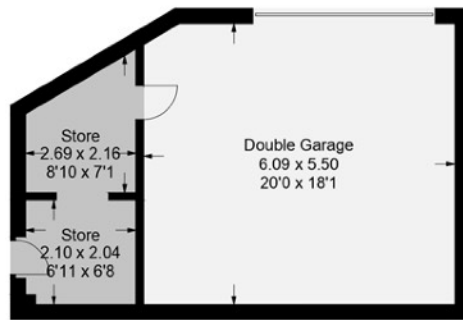


Frairy Close, Friary Lane, Chichester

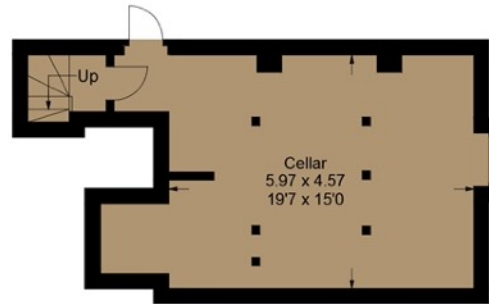
Approximate Gross Internal Area = 452.7 sq m / 4873 sq ft

Outbuilding = 44.2 sq m / 476 sq ft

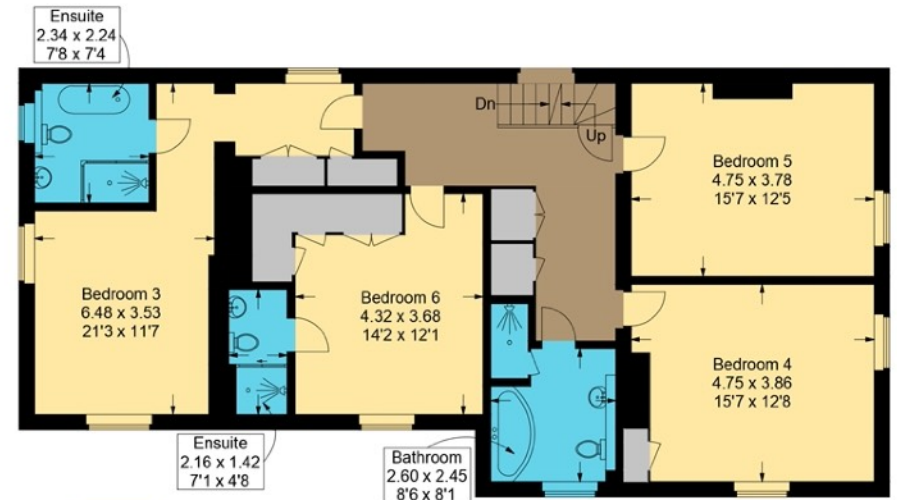
Total = 496.9 sq m / 5349 sq ft



Outbuilding



Lower Ground Floor



Second Floor



Ground Floor



First Floor

[] = 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.



Goodwood Racecourse



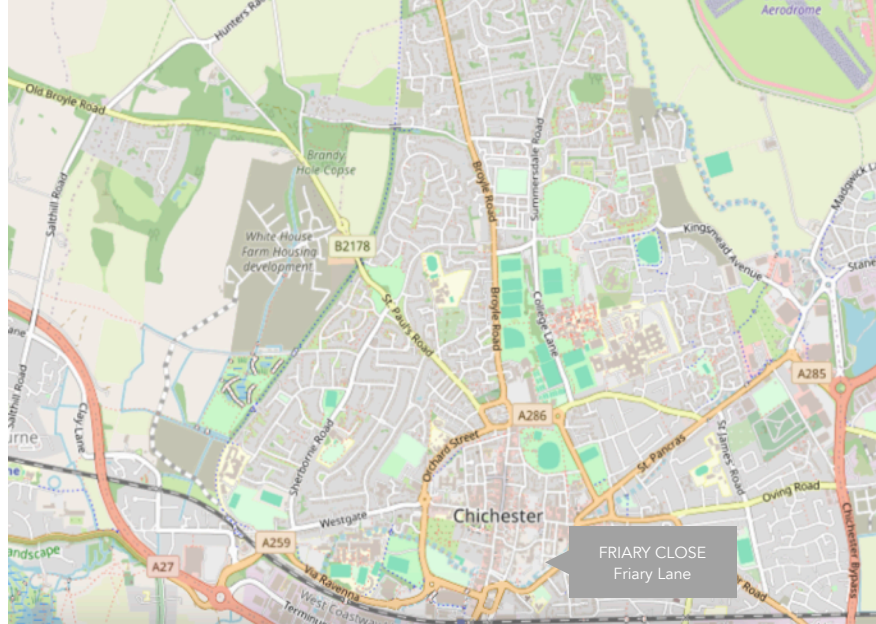
Goodwood Revival



Chichester Marina



West Wittering Beach



FRIARY CLOSE
Friary Lane



Friary Close

In all approx. 0.75acres

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 (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/ A24 (55miles) and Southampton (38miles) and Portsmouth (10miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe, distances and times are approximate and travel times may vary.

SERVICES: Mains electricity, water, gas and drainage.

COUNCIL TAX Band: H Year 2025/26: £4,674.12 **EPC Rating:** tbc

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

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Viewing by Appointment

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Chichester Harbour & The South Downs

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