

22 West Street

Chichester, West Sussex





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Chichester, West Sussex , PO19 1HZ

A handsome Grade II listed Georgian stuccoed fronted, four storey, 7 bedroom spectacular Town House built circa 1810, in one of the most prestigious locations in Chichester City that has undergone a significant and beautiful stylish restoration, combining modern style and quirky spaces like the Atrium and Connecting Circular Hallway. Featuring original box shutters and two unique domed ceilings. Secured gated parking on site for 5 vehicles. Accommodation approx. 5,488 sqft. Located in a prime position almost opposite the Cathedral and Bell Tower with fine views of these historic buildings from the front facade windows in the heart of city centre.

THE PROPERTY

GROUND FLOOR

Reception Hall, Dining Room, Study
Impressive Drawing Room with domed ceiling
Kitchen/Breakfast Room by "Neptune"
Cloakroom/wc, Utility Room

LOWER GROUND FLOOR

Sitting Room, Kitchen/Breakfast Room, 2 Bedrooms, 2 Bathrooms (one en-suite), Atrium
with Independent access

FIRST FLOOR

Principal Bedroom and bespoke Dressing room, Luxury en-suite bathroom
further Bedroom and Bathroom

SECOND FLOOR

further 3 Bedroom and 3 Bathrooms (2 en-suite)
Stairs to THIRD FLOOR Loft Room

OUTSIDE

Entrance to rear garden with patio area and tall walls with
plenty of parking for about 5 vehicles and secured gated access

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Exceptional city centre location with enchanting parks nearby





































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Approximate Gross Internal Area = 486.2 sq m / 5233 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 23.7 sq m / 255 sq ft

Total = 509.9 sq m / 5488 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.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering

CHICHESTER

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075.

There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre.

There are a number of schools locally and accessible via road and train link including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



SERVICES: Mains electricity, water, gas central heating and drainage, smart eco heating, air conditioning units, pressurised water softener system, Cat 6 wiring, FTP Broadband, gated and Alarmed with additional provision for a Lift.

Council Tax band H : Year 2025/26 £4,674.12

LOCAL AUTHORITY: Chichester Council 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, 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. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

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Viewing by Appointment

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PROPERTY SALES & ACQUISITIONS



Priory Park, Chichester city centre

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