



LITTLE LONDON

CHICHESTER, PO19 1PL

£625,000
FREEHOLD

An attractive Georgian cottage (1390 sq ft) of great character with a pretty rear garden quietly located within Chichester's historic city centre.



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Grade II Listed | Period features |
3 En-suite bedrooms | Family
bathroom | Cellar room | Pretty
rear garden | City centre | No
onward chain



Set in the heart of Chichester this stunning, Grade II Listed home is within easy reach of all the city has to offer, including the both the

renowned Chichester Festival Theatre and Pallant House Gallery. The world famous Goodwood Estate lies some 3 miles to the north, offering both horse and motor car racing and also providing two excellent golf courses. The property itself offers a wealth of character and charm and rather uniquely for a property of its age has been sympathetically updated to offer three en-suite bedrooms and a cellar room which could make a brilliant entertaining/music room or study. This city centre home also has the benefit of a good sized courtyard garden, the perfect space for alfresco dining or simply enjoying the sun.

Accommodation

The light, airy and charming accommodation is arranged over four storeys and to the front has a westerly facing aspect. As you enter on the ground floor there is entrance hall which leads to a west facing, fitted kitchen which in turn flows nicely into a large sitting/dining room, complete with open fire. A well thought out cellar room is accessed via stairs from the entrance hall and and is complete with a family bathroom. The cellar room would make a brilliant study or a hobby/music room or could even be used as a home gym. On the first

floor lie two double bedrooms, both benefiting from en-suites. On the second floor there is a further double bedroom with en-suite.

Outside

To the rear there is a good sized courtyard style garden which has a spacious terrace and beyond a raised lawned area with mature shrubs planted throughout.

Location

The property is located in the historic Little London area within the heart of Chichester. The city centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering.

Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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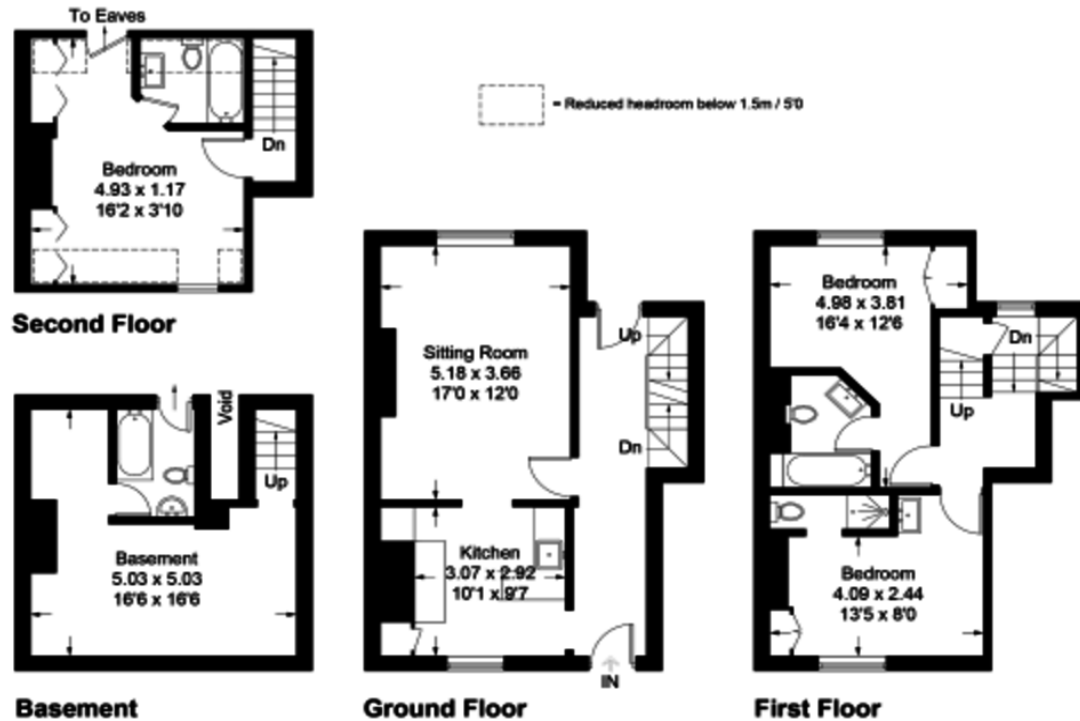
Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft

Basement = 23.6 sq m / 254 sq ft

Total = 129.1 sq m / 1390 sq ft



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GRADE II LISTED

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

