

St. Pancras

Chichester



About the property

FOR SALE BY AUCTION 30th April 2025

Situated in the vibrant heart of historic Chichester, this exceptional freehold house presents a rare opportunity to embrace both character and convenience. With its prime location in St. Pancras, the property features the charming commercial space located on the ground floor. This versatile area is perfect for a boutique shop, office, or creative studio, providing an excellent opportunity for those looking to establish a business in a bustling city environment.

The upper floors are designed for residential living, making it suitable for an owner-occupier or as a rental investment, catering to a variety of lifestyles. The building is rich in period features, which add to its unique character, while modern comforts ensure a pleasant living experience. A particularly rare advantage for a property in central Chichester is the inclusion of a private parking space at the rear, offering added convenience in this lively area.

Whether you are seeking a live-work opportunity, a prime investment, or a distinctive home with income potential, this property in one of Chichester's most desirable settings is brimming with potential and possibilities. Do not miss the chance to make this charming house your own, where history meets modern living in perfect harmony.

St. Pancras Chichester

£270,000



2

BEDROOM

2

RECEPTION

1

BATHROOM



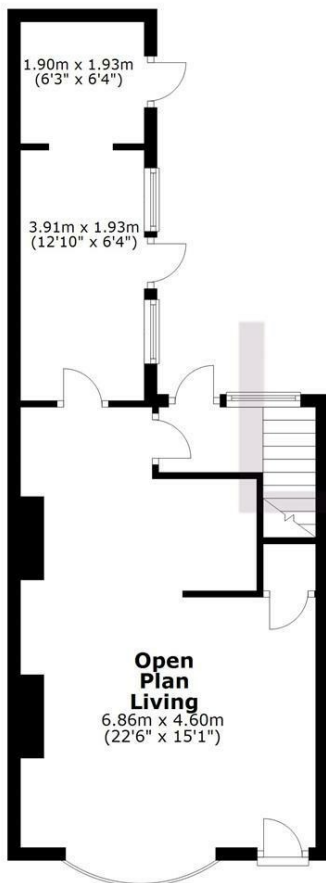






SCAN HERE TO VIEW ALL AUCTION PROPERTIES

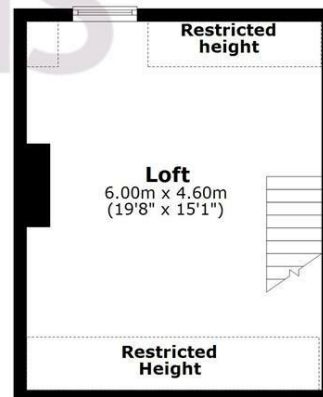
Ground Floor
Approx. 43.5 sq. metres (467.9 sq. feet)



First Floor
Approx. 31.6 sq. metres (339.8 sq. feet)



Second Floor
Approx. 26.4 sq. metres (284.4 sq. feet)



Total area: approx. 101.5 sq. metres (1092.0 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC