





Friary Close, Chichester

Impressive detached Georgian residence in the heart of the city centre.

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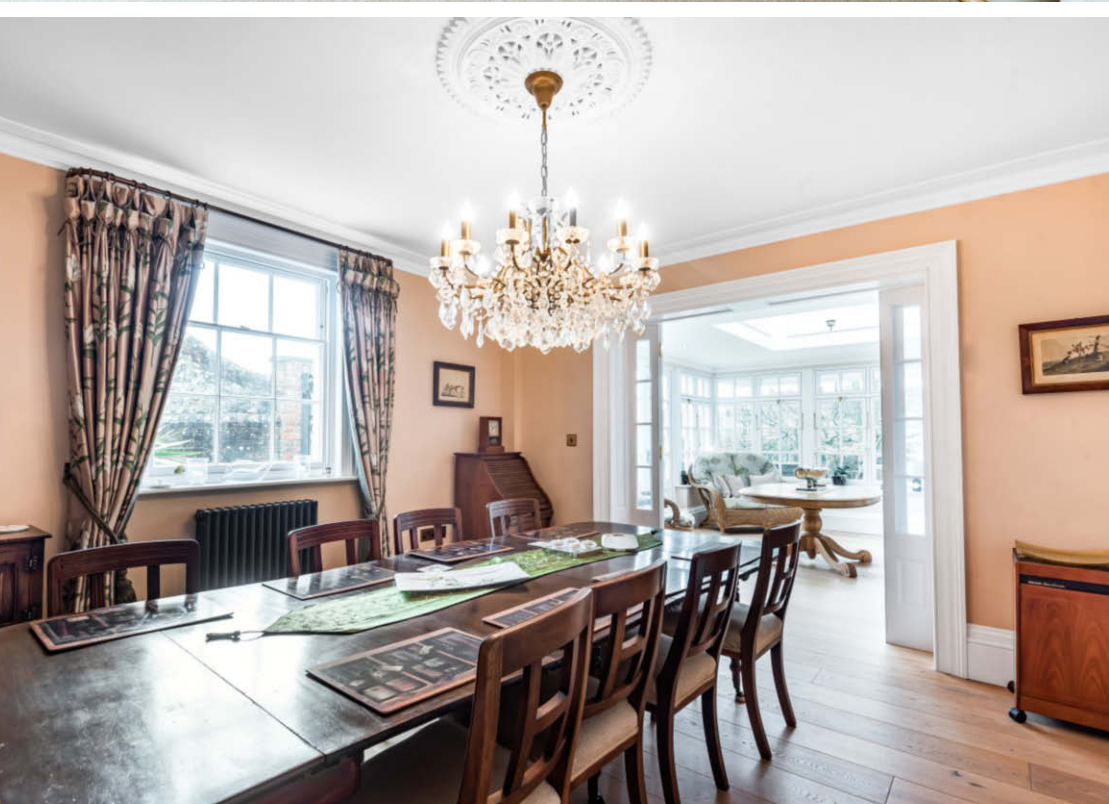
- ▶ **Grade II Listed Detached Georgian Residence**
- ▶ **Unique Property**
- ▶ **Recently Renovated**
- ▶ **Double Garage & Gated Parking**
- ▶ **Substantial Landscaped Gardens Including Roman Tunnel & City Wall**
- ▶ **Over 5,000 sqft Of Accommodation**
- ▶ **Cellar**
- ▶ **No Forward Chain**

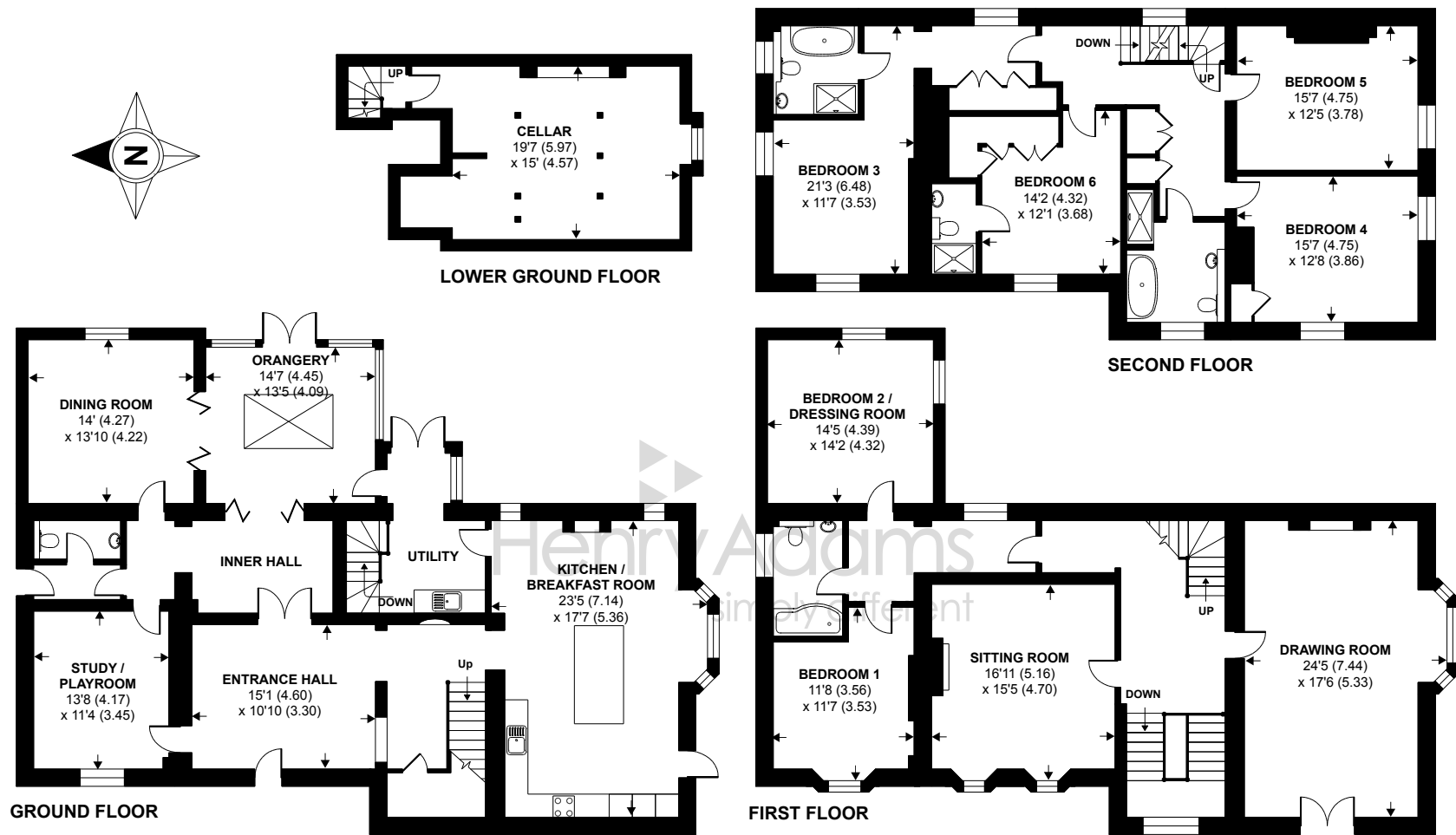
Friary Close is a magnificent and unique detached Georgian Grade II listed residence of some 5,000 sqft. It is tucked away in the heart of the city centre. The property is an exceptional home, recently completely renovated, with a unique blend of character features, period elegance and modern fittings. The handsome, part rendered, brick and flint home offers exceptional accommodation and unusually for its location, an extensive landscaped garden including part of the ancient Roman city wall and a 30' illuminated tunnel.

Arranged over three floors, the majority of rooms having views south and west over the gardens and some with views of Chichester Cathedral. The property boasts superb reception rooms, including a magnificent double aspect first floor drawing room, which has access to a west facing terrace. On the ground floor, there is a beautifully appointed, state of the art kitchen/breakfast room by Sylvarna, with integrated Neff and Miele appliances encased under corian worktops, with access onto an adjoining terrace. There is also a charming orangery, dining room and separate study, as well as a formal drawing room and family sitting room on the first floor. There is a principal bedroom suite with dressing room and en suite bathroom. On the second floor there is a further bedroom suite comprising en-suite bathroom and dressing room with wardrobes, a bedroom with en-suite shower room, two further double bedrooms and a family bathroom. In addition there is a good size cellar.









Friary Close, Friary Lane, Chichester, West Sussex

Approximate Area = 5026 sq ft / 467 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Henry Adams. REF: 710815

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

The property is approached by remote controlled wrought iron gates, leading to an extensive area of parking. There is access from both sides of the house to the rear garden which is arguably one of the largest in central Chichester. Of particular note are the superb landscaped gardens comprising areas of lawn and raised stone terraces, intertwined by pathways and flower borders. A particularly interesting and unusual feature is part of the original Roman city wall which encases the rear garden and includes a 30' tunnel leading from the front of the house to the rear gardens.

Location

Friary Close can be found within yards of the pedestrianised city centre, and occupies a wonderful position against the old city walls. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally known Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving Georgian city. The mainline station provides a regular service to London Victoria in about 1 hour and 40 minutes. Goodwood House is just three miles (direct) from Friary Close to the north, famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park and around the harbour.

