




## 10 Parchment Street, Chichester

A charming Grade II listed city centre cottage with the benefit of a south facing rear garden and a garage

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- ▶ A lovely 1,166 sqft period cottage
- ▶ Convenient location for city centre and Festival Theatre
- ▶ Bathroom and shower room
- ▶ Attractively landscaped garden
- ▶ Sympathetically modernised
- ▶ Two receptions and sun room/conservatory
- ▶ Single 16' long garage (pedestrian access from rear garden)

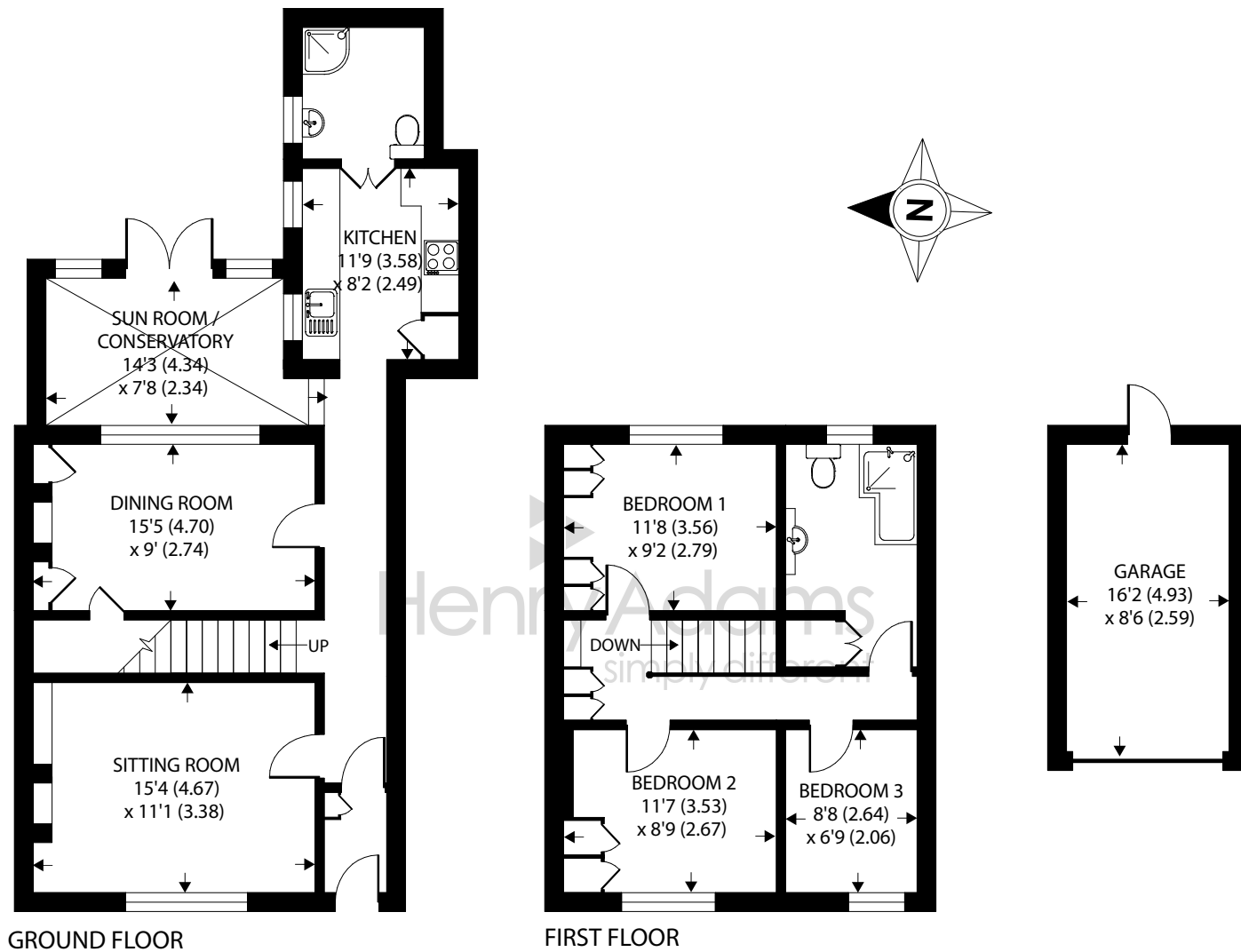
Nestled in a much sought after cul-de-sac location just ½ mile level walk from the city centre shopping precinct, this charming Grade II listed Georgian cottage is an ideal main residence or weekend retreat.

This delightful home exudes charm and character combined with everything required for todays contemporary lifestyle.

The accommodation includes two formal reception rooms plus a bright sunny south facing sun room/conservatory overlooking the beautifully landscaped rear garden. An open fireplace in the sitting room adds to the cosy ambiance of this attractive room. The property has a modern fitted kitchen which includes integrated appliances as well as a modern shower room. Upstairs there are three bedrooms and a modern bathroom with a separate shower unit over the bath. This lovely home also has the rare benefit of a garage with an electric roll up door which can be access by a casement door at the bottom of the garden.

Chichester District Council - 23/24 Tax Band E £2,589.17





Approximate Area = 1166 sq ft / 108.3 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1307 sq ft / 121.4 sq m

For identification only - Not to scale



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.

## Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is 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 water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed north west out of Chichester along St Pauls Road (B2178), take the fourth turning on the left into Parchment Street. Proceed to the end where the property is on the left.

<https://what3words.com/class.same.gown>

16/11/23

