



1 Cavendish Street, Chichester

An attractive period property situated close to the heart of the city centre



- ▶ **Grade II listed period property**
- ▶ **South facing courtyard**
- ▶ **Sitting room**
- ▶ **Kitchen**
- ▶ **Basement**
- ▶ **Vacant possession**
- ▶ **Two double bedrooms**
- ▶ **Dining room**
- ▶ **Ground floor bathroom**
- ▶ **Viewing recommended**

An attractive flint and brick period property, believed to have been the old headmasters property for the adjoining school, situated close to the heart of the town centre.

The well-proportioned accommodation consists of a sitting room, dining room with an attractive stone floor, kitchen and ground floor bathroom/WC. Off the dining room is a staircase which leads down to a basement with a small window. Two double bedrooms can be found on the first floor.

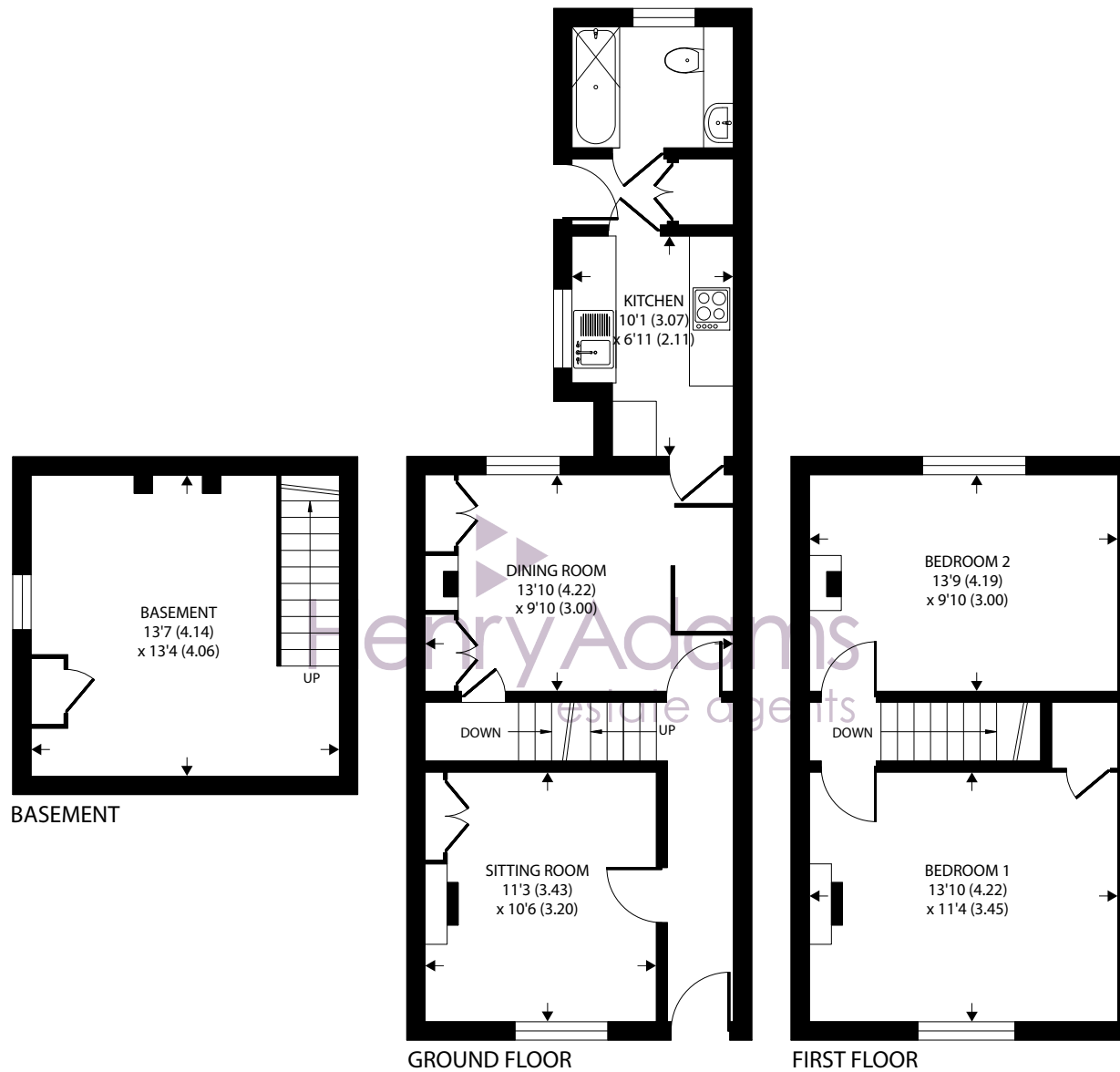
The property enjoys period features which include sash windows and attractive ornamental fireplaces. Gas central heating can be found at the property and as well as newly fitted carpets.

Outside to the rear of the property is a paved south facing courtyard garden.

An internal inspection of this property is recommended to appreciate the blend of period and modern.

Chichester District Council - 24/25 Tax Band £2,225.10





Approximate Area = 1018 sq ft / 94.5 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 property is situated in a favoured Conservation Area less than a quarter of a mile to the renowned Festival Theatre and less than half a mile to the city centre. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood is located to the north and 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

From the Northgate circulatory system proceed north west on the St Pauls Road (B2178). Take the first turning on the left into Washington Street. At the end turn right into Cavendish Street and then right again (Cavendish Street. Number 1 is at the end on the right.

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