



153 St. Pancras, Chichester

A charming Grade II listed city centre town house requiring a new lease of life

 1  3  2  N/A

- ▶ Grade II listed town house requiring extensive updating
- ▶ Arranged over four floors including a basement
- ▶ No onward chain
- ▶ Dressing room/study
- ▶ New damp proof system installed 2024 (10 year guarantee)
- ▶ South facing courtyard garden
- ▶ Three bedrooms
- ▶ Bathroom and shower room

Situated in the heart of the city centre, this Grade II listed town house is just waiting to have renewed life breathed into it.

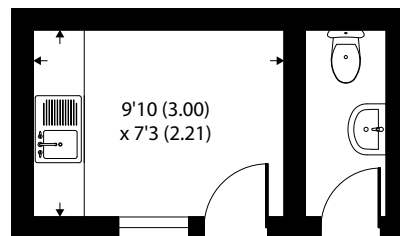
This charming property is arranged over four storeys including a basement. On the ground floor there is a sitting room and kitchen, while on the first floor there is a bedroom, a study/ dressing room and a bathroom. Two further bedrooms and a shower room on the second floor complete the accommodation.

The kitchen has a door leading out to a small south facing walled courtyard garden with a brick built out house, currently set up as a utility room with light and power, and an adjacent WC.

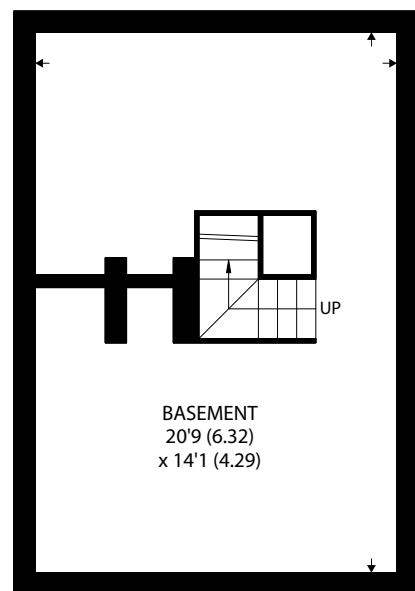
The property is offered for sale with no onward chain.

Chichester District Council - 24/25 Tax Band E £2,719.56

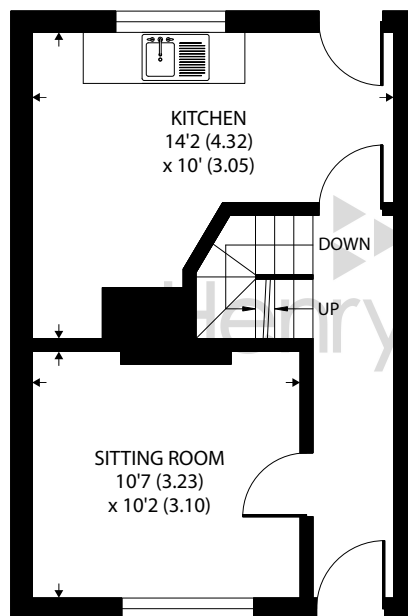




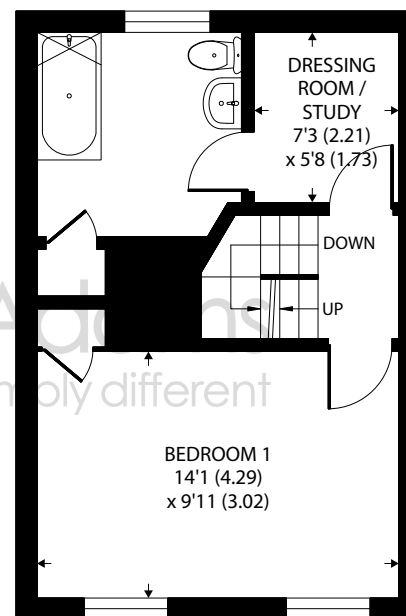
OUTBUILDING 1 / 2



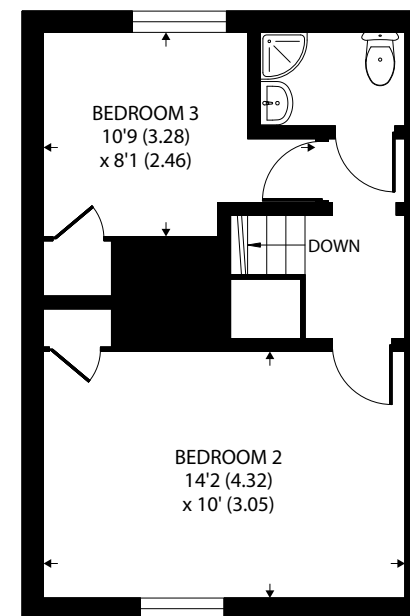
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1242 sq ft / 115.3 sq m

Outbuildings = 95 sq ft / 8.8 sq m

Total = 1337 sq ft / 124.1 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 can be found within a short walk of the pedestrianized city centre. 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 acclaimed 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 city. The mainline station provides a regular service 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 superb 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 end of East Street, proceed into the one way system and the property can be found on the right before Kwikfit.

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