



**12 East Pallant, Chichester, PO19 1TZ**

Guide Price **£365,000**



## 12 East Pallant, Chichester

A delightful period cottage situated in the heart of the city centre, about 100 metres from East Street shopping precinct.

- Open plan sitting room/dining room
- Open fireplace
- Recently refitted kitchen
- Two bedrooms
- Secluded courtyard garden
- On street permit parking
- No onward chain

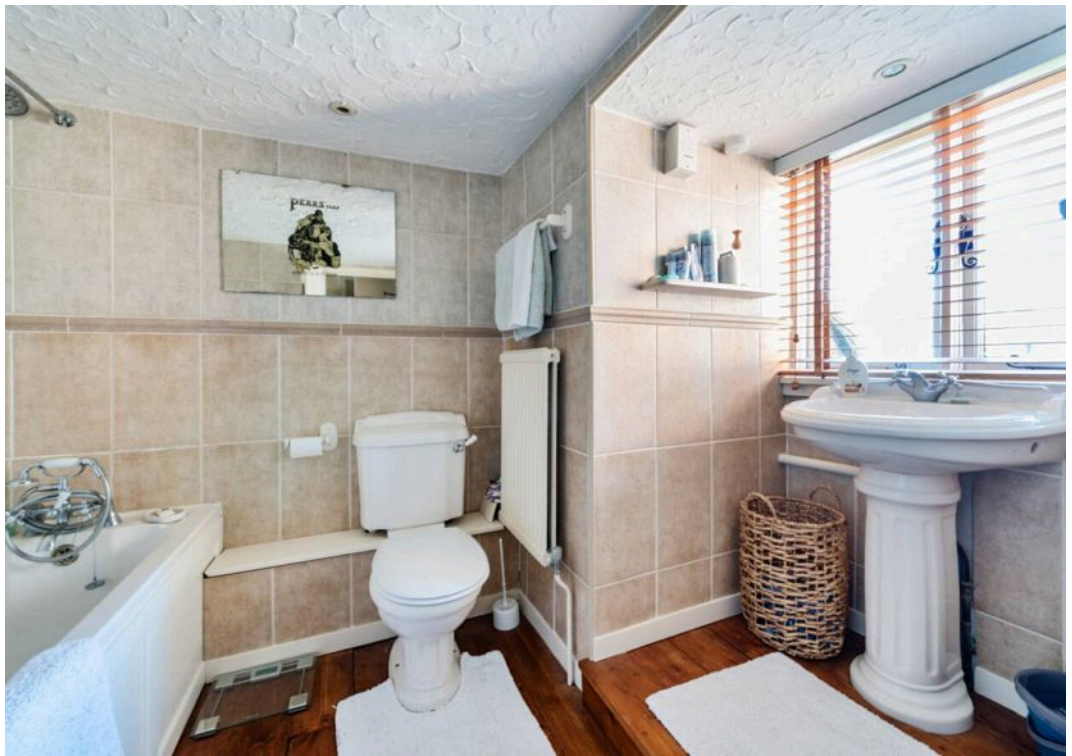
Situated in the heart of the city centre this Grade II listed cottage, is steeped in charm and character. The property has undergone considerable yet sympathetic updating in recent years and is beautifully presented throughout.

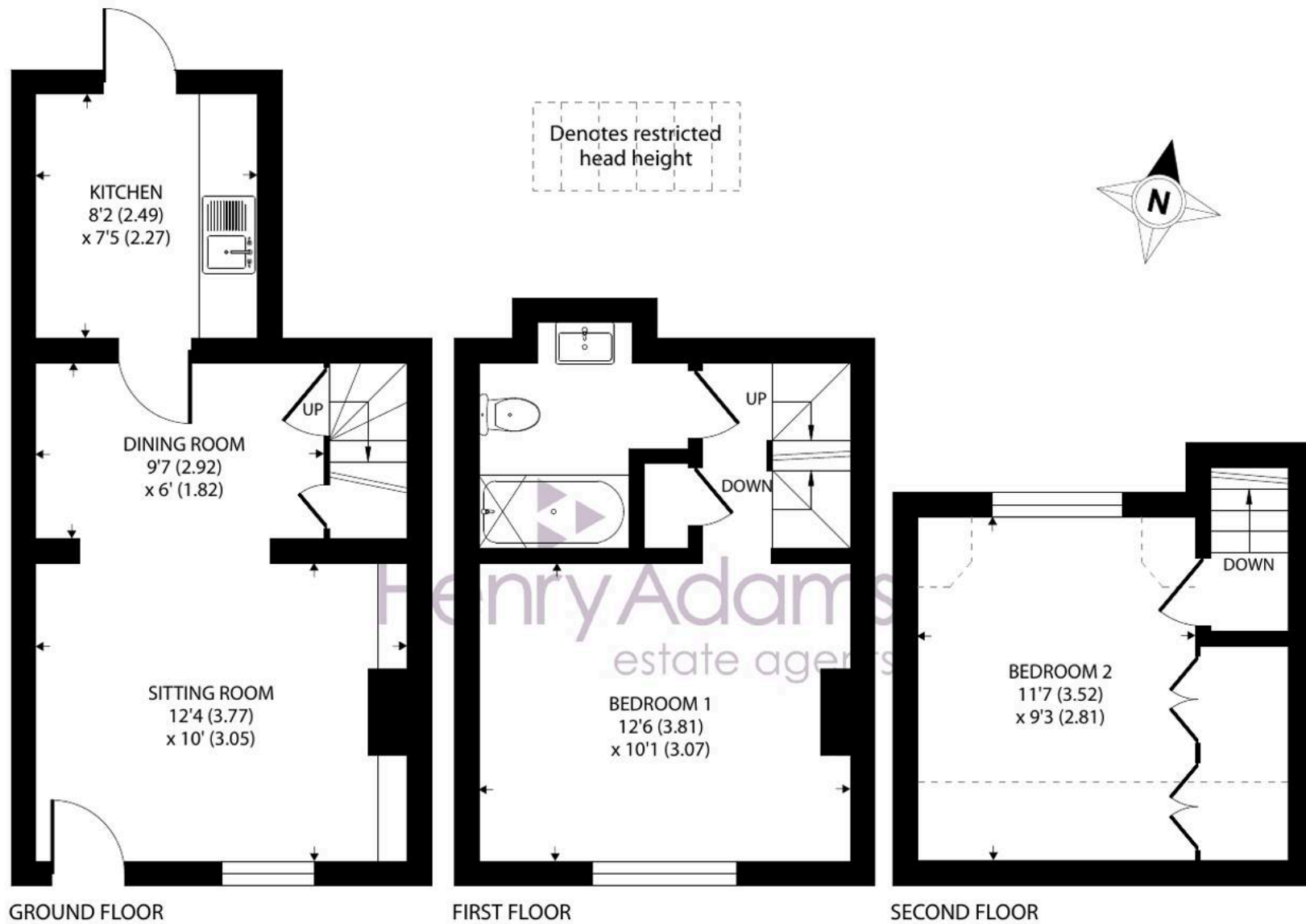
Arranged over three floors the accommodation includes an open plan sitting room/dining room with an open fireplace in the sitting room area. The classic shaker style kitchen includes an integrated double oven, gas hob and an integrated washing machine. The principal bedroom has a feature wall with exposed beams and the bathroom is adjacent. Bedroom two is on the second floor.

A stable door in the kitchen opens to the delightful walled courtyard which has a herringbone design brick patio and is ideal for hanging baskets and pots. There is a small brick-built store and a gate to the car park at the rear which the owner pays £150 per annum to the local council for pedestrian access. No onward chain.









Approximate Area = 598 sq ft / 55.5 sq m  
 Limited Use Area(s) = 40 sq ft / 3.7 sq m  
 Total = 638 sq ft / 59.2 sq m

For identification only - Not to scale





Location – The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 superb 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 and around the harbour.

Directions – From our offices proceed on foot turning right into East Pallant, where number 12 is on the right.

what3words – broad.fake.comet

Chichester District Council – 25/26 Tax D £2,337.06 EPC-E

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

