



152 Orchard Street, Chichester, PO19 1DE

Guide Price £375,000

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Edwardian cottage with period charm and a south facing garden.

- Beautifully restored end of terrace cottage
- Backing on to the ancient city walls
- Convenient location close to the city centre
- Sitting room and dining room
- Stylish modern kitchen and bathroom
- Two well proportioned bedrooms
- South facing rear garden
- Modern gas central heating
- Feature retro radiators

A beautifully restored Edwardian cottage backing onto the ancient city wall, this home perfectly blends period character with stylish contemporary living.

Steeped in charm, it retains numerous original features including picture rails, fireplaces and panelled doors, while offering modern comforts throughout.

The welcoming entrance hall leads to a sitting room with an open fireplace and surround, a separate dining room and a classic Shaker-style kitchen fitted with integrated appliances including an electric oven, gas hob, cooker hood and integrated dishwasher.

Beyond the kitchen, the utility area is equipped with a microwave, fridge and freezer, and gives access to a ground floor shower room and WC.





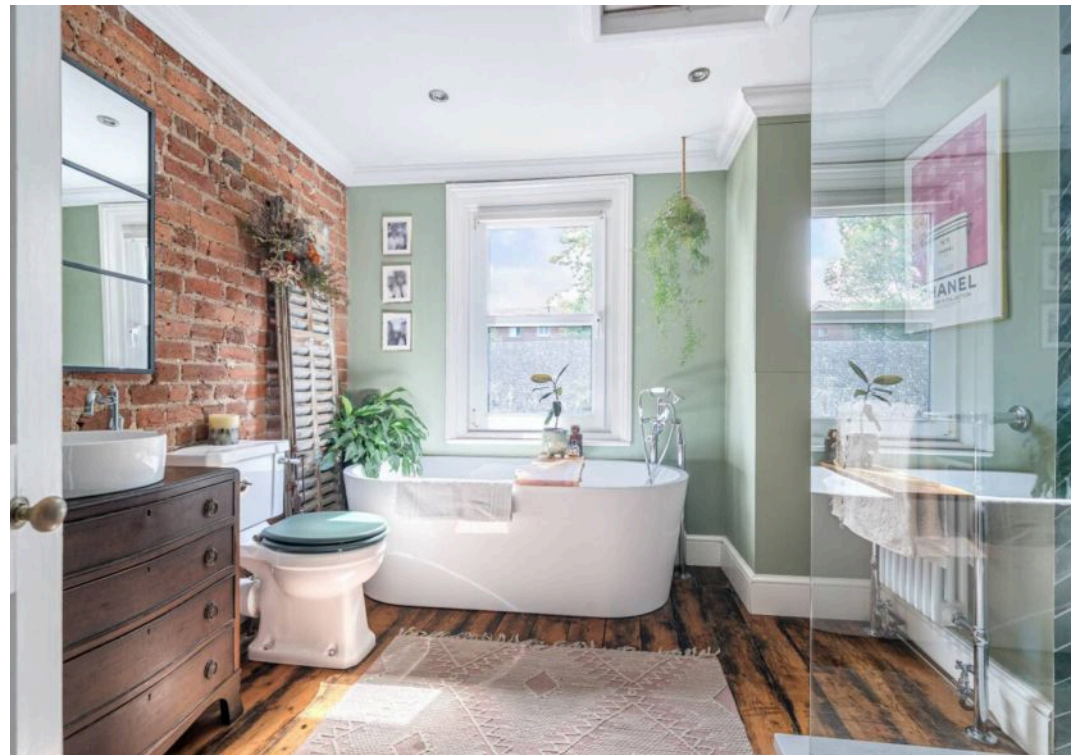
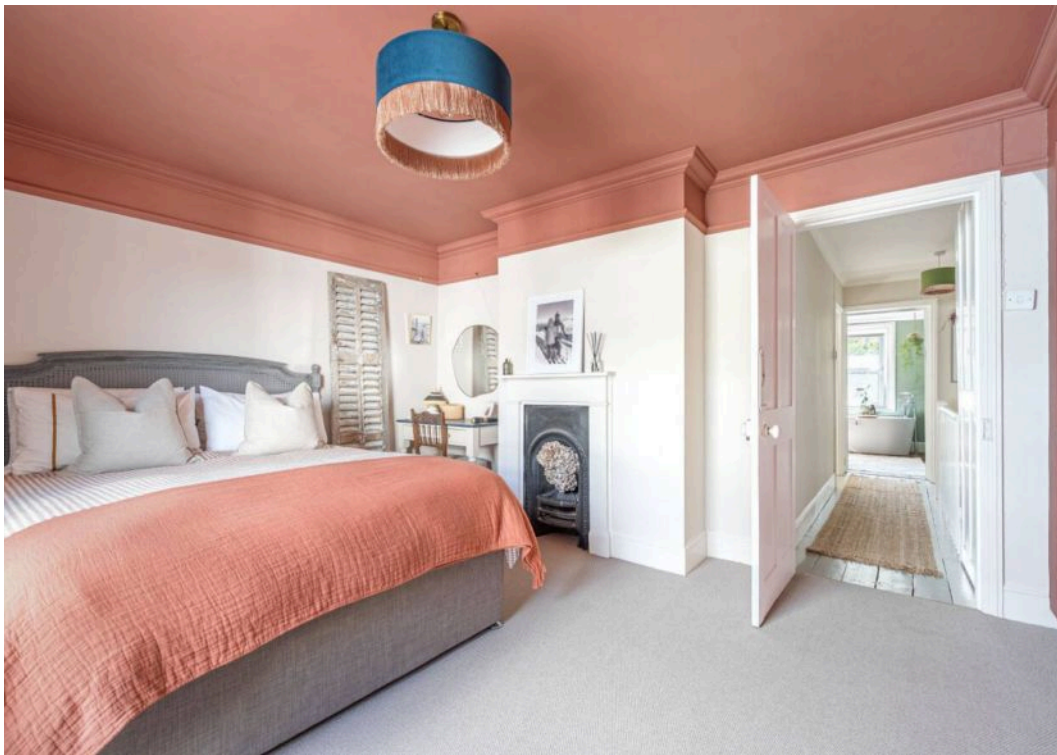
Upstairs, there are two well-proportioned bedrooms with the main bedroom to the front having built in wardrobes along one wall. There is a spacious bathroom, finished with a freestanding bath and a deep walk-in shower. Each room has been thoughtfully designed to combine traditional character with a fresh, contemporary style.

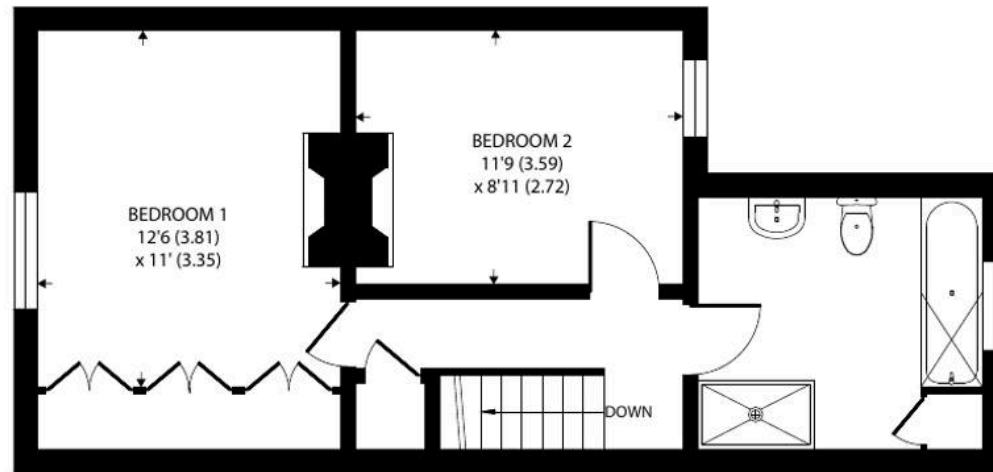
Outside, the property enjoys a low-walled forecourt garden to the front. A side gate opens to an open-fronted shed and a path leading to the delightful south-facing walled rear garden. The garden features a large patio, a small lawn, decking at the far end and well-stocked borders, creating a private and inviting outdoor space ideal for both entertaining and quiet relaxation.

Located just steps from the pedestrianised city centre shopping precinct, this charming home offers an exceptional combination of style and convenience.

Chichester District Council - 25/26 Tax Band D £1,817.72 EPC-D







FIRST FLOOR



GROUND FLOOR

Approximate Area = 916 sq ft / 85 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, 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 - From the Northgate circulatory system, proceed in a south west direction along Orchard Street. 152 Orchard Street is on the right after the pedestrian crossing and Orchard Avenue. what3words - helps.bind.emerge

AGENTS NOTE: In accordance with the provisions of the Estate Agent Act 1979 we confirm that the vendor is an employee of Henry Adams LLP.

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

