



35 Westgate, Chichester, PO19 3EZ

Guide Price £595,000

35 Westgate, Chichester

A truly exceptional Grade II listed town house.

- Beautifully restored period town house
- City centre location
- Ground floor double bedroom and modern shower room
- Well-appointed kitchen/dining room
- Open plan sitting room and study
- Second floor double bedroom and spacious bathroom
- Permit roadside parking

Tastefully restored, the property combines period character with modern comfort, creating a welcoming and stylish home. The house is further enhanced by a delightful south-facing brick and flint walled courtyard garden, offering both charm and privacy.

The accommodation is arranged over three storeys and has been thoughtfully remodelled to suit modern living while respecting the heritage of the building.

On the ground floor, a welcoming entrance hall leads into a well-appointed galley-style kitchen/dining room. This space flows into a bright south-facing dining area, featuring a graceful bow window and a multipaned glazed door that opens directly onto the rear garden.





Also on the ground floor is a comfortable double bedroom and a contemporary shower room, making it versatile for guests.

The first floor is centred around a charming sitting room with a feature fireplace and an attractive marble surround, creating a warm and inviting focal point. This room opens into a study area that overlooks the rear garden, providing an ideal space for working from home or quiet reading.

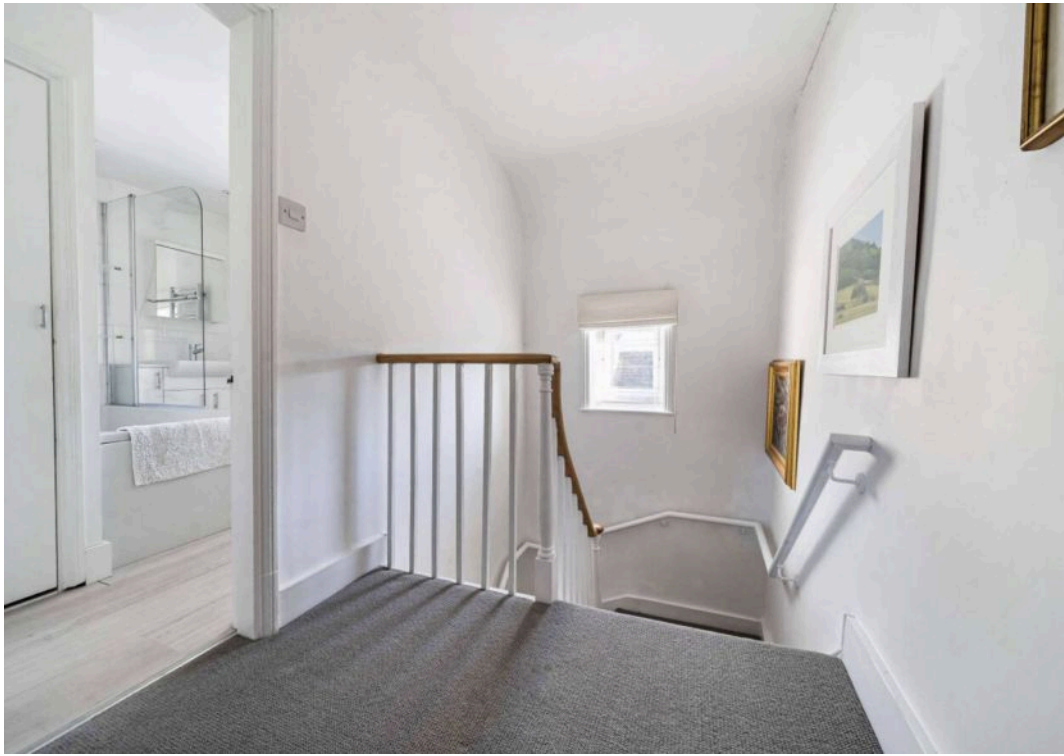
On the second floor, the accommodation is completed by a spacious double bedroom and a generously proportioned bathroom. The layout balances practicality with elegance, offering comfortable spaces for both relaxation and everyday living.

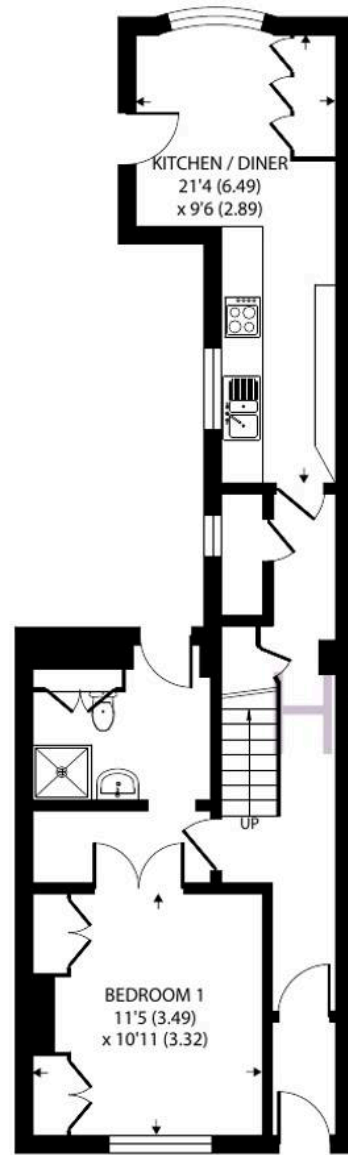
Outside, the secluded rear courtyard garden has been designed for ease of maintenance while maximising its appeal. It features composite wood decking, with steps rising to a stone-paved patio. This sunny south-facing retreat is perfectly suited for al fresco dining, entertaining, or simply enjoying a peaceful moment in private surroundings.

Chichester District Council - 25/26 Tax Band D £2,856.40
Grade II listed (EPC-D)

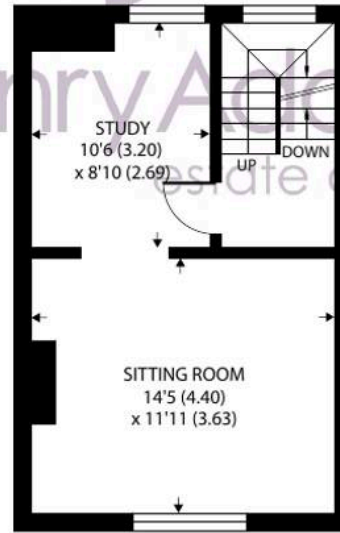








GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



Location - A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions - From the end of West Street proceed straight over the roundabout into Westgate where No 35 is along on the left, opposite the turning right to Henty Gardens. what3words - cars.turns.soon





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