



1 & 2 Kingsham Farm Cottages, Basin Road, Chichester, PO19 8AB

Guide Price £400,000 - For sale via Informal Tender

1 & 2 Kingsham Farm Cottages, Chichester

**For Sale by Informal Tender Closing Date:
12:00 noon, Friday 5th December**

- A pair of three bedroom semi-detached cottages
- Ideal development opportunity
- Close to city centre, train and bus station
- South facing rear gardens
- Vacant possession

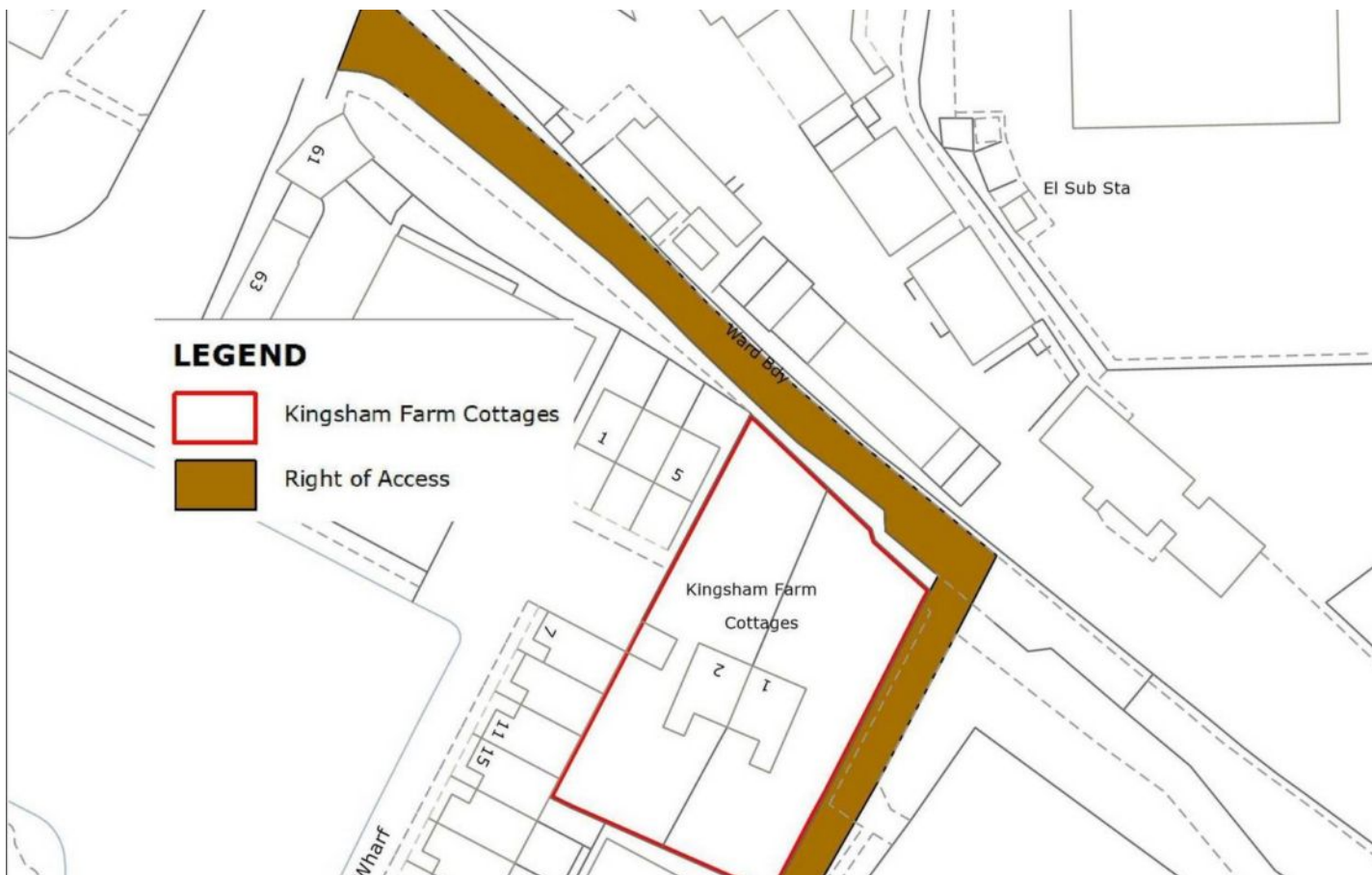
An excellent opportunity to acquire a pair of three-bedroom semi-detached cottages requiring extensive modernisation.

Conveniently located on the south side of Chichester, the properties are close to the mainline railway station, bus station and Chichester High School. They are also within easy reach of the Chichester canal basin and towpath, making this a particularly desirable and accessible location.

Untouched for many years, these two cottages offer tremendous potential for restoration and improvement. With sympathetic renovation, they could be transformed into attractive and comfortable homes, ideally suited for family occupation or investment.

Each property is a mirror image of the other and comprises an entrance hall, a south-facing sitting room, a kitchen, a walk-in pantry and a ground-floor bathroom. On the first floor there are three bedrooms. Each cottage enjoys gardens to the front, side and rear, with mature hedging providing privacy to the front.





To the rear of the properties, there is vehicular access offering the opportunity to create off-road parking. The cottages are approached via the entrance drive to the adjoining school and both benefit from south-facing rear gardens that enjoy a pleasant aspect.

Agents Note: Pedestrian and vehicular access to the cottages is via the drive from Basin Road. Although there is a no entry sign at the entrance, West Sussex County Council have confirmed that 1 and 2 Kingsham Farm Cottages do have a vehicular right of way.

The closing date for offers is 12:00 noon on Friday 5th December. Offers should be submitted using the prescribed tender form, available by email or in hard copy from the selling agents.

Chichester District Council - 25/26 Number 1 Tax Band D £2,337.06 (EPC-E), Number 2 Tax Band C £2,007.38 (EPC-G)

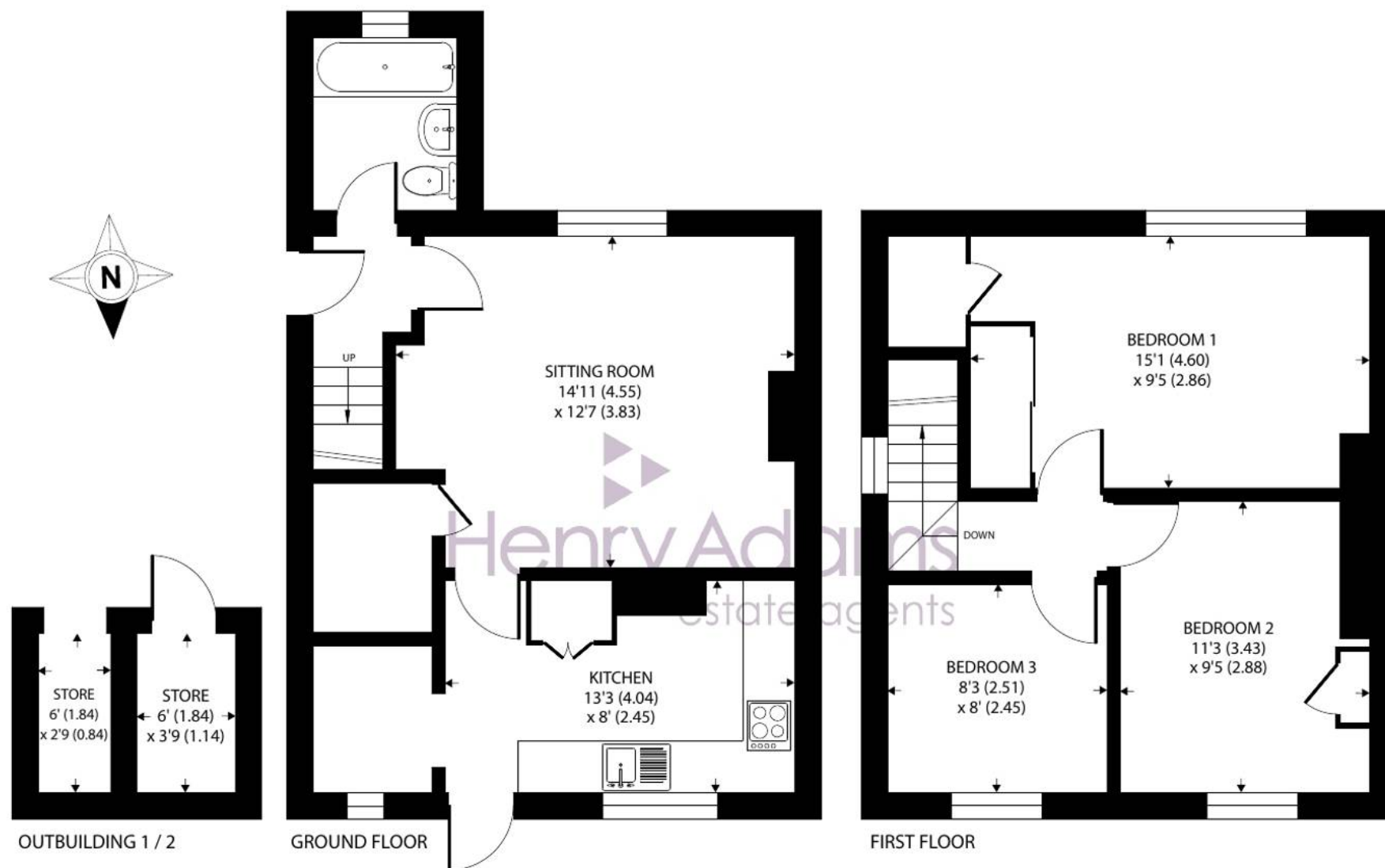
Location - Located in an extremely convenient position with easy access to the city centre and mainline railway station. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. Goodwood is located to the north and is famous 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 - Proceed south along Market Avenue (A286). On entry to the one way system (Basin Road) keep in the left hand lane and proceed over the railway crossing. Pass Kingsham Road and the police station on your left and then take the next turning on the left into 'Kingsham Campus' (See Note). After approximately 100 yards on the right is a track leading down to the cottages. What3words - battle.fines.mount



Cottage No 1





1 Kingsham Farm Cottages, Basin Road, Chichester

Approximate Area = 813 sq ft / 75.5 sq m

Outbuildings = 40 sq ft / 3.7 sq m

Total = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.
Produced for Henry Adams. REF: 1375379



Cottage No 1 - Sitting Room



Cottage No 1 - Kitchen



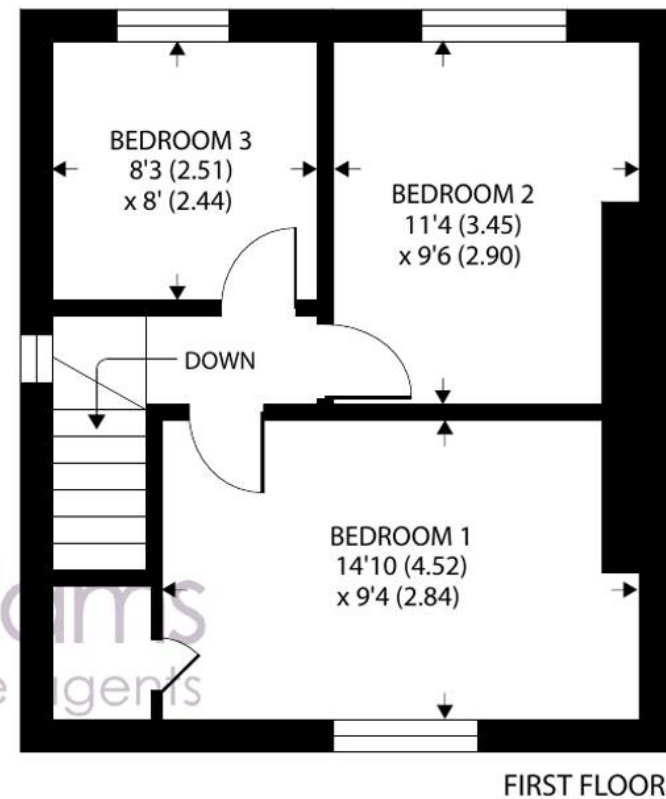
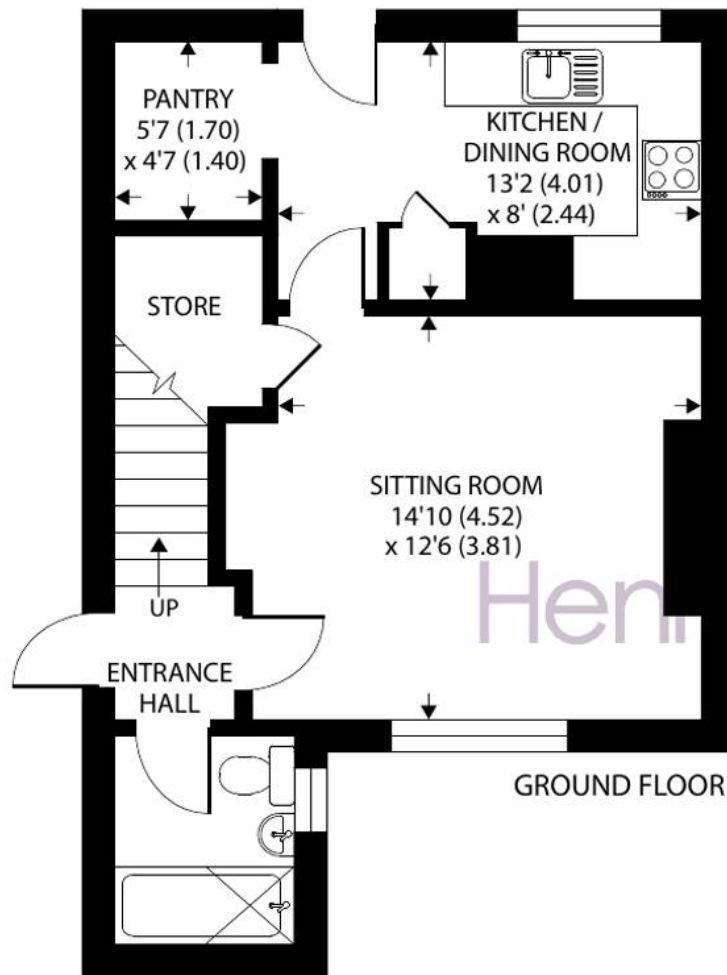
Cottage No 1 - bedroom



Cottage No 1 - bedroom

Cottage No 2





2 Kingsham Farm Cottages, Basin Road, Chichester

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025.
Produced for Henry Adams. REF: 1375382

Cottage No 2 - Sitting Room



Cottage No 2 - Kitchen

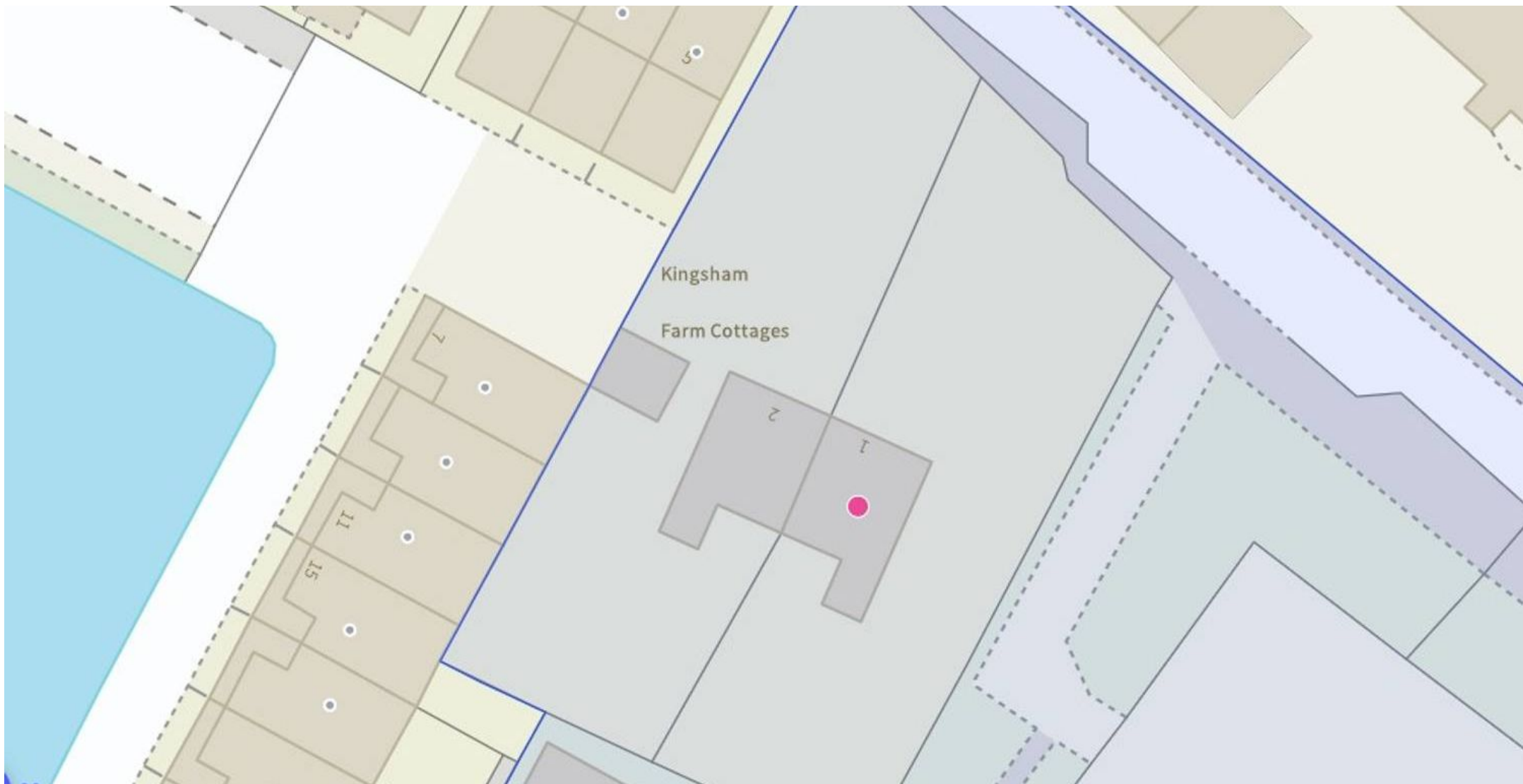


Cottage No 2 - Bedroom



Cottage No 2 - Bathroom





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk/

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.