



32 West Street, Chichester - PO19 1QS

Guide Price £750,000



STRIDE & SON



## 32 West Street

Chichester, Chichester

**\*\*OPEN TO OFFERS\*\*** A handsome and deceptively spacious Grade II townhouse, located within the city walls with courtyard garden and a pedestrian gate leading to an allocated off road parking space.











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The generous accommodation is arranged over three floors and comprises entrance hall, sitting room with elegant bow window, wood burner and understairs storage cupboard, inner hallway with stairs down to the cellar and stairs to the first floor, dining room with glazed door to the rear garden, painted timber floorboards and storage cupboard, double aspect kitchen with half height glazed door to rear, a range of wall and base units, wooden worktops, butler sink, integral dishwasher, integral fridge and freezer, Rangemaster cooker with gas hob, ceramic tiled flooring and wall mounted Vaillant gas boiler.

A half landing leads up onto the first floor with principal bedroom with exposed timber floorboards, spacious family bathroom with bath, low level WC, pedestal handwash basin, separate shower, space and plumbing for washing machine, painted timber floorboards, double aspect single bedroom/home office with pleasant outlook over the garden and a separate cloakroom with low level WC.

A further staircase leads to the second-floor landing with linen cupboard and two further double bedrooms, one with feature fireplace and the other with a handwash basin. To the rear of the property there is a wonderful secluded L shaped hard landscaped garden, being fully enclosed and partially walled with a brick paved terrace area, patio area, mature flower and shrub borders, a selection of trees and a timber pedestrian gate leading out to the block paved parking space (accessed via Wall Cottage Drive).





West Street lies at the historic centre of Chichester, within walking distance of the cathedral, main shopping streets, and a range of independent retailers, cafés, and restaurants. The Pallant House Gallery, Festival Theatre, and Bishop's Palace Gardens are all nearby, offering a rich cultural lifestyle. Chichester railway station provides regular direct services to London Victoria via Gatwick Airport, while the A27 offers excellent road access to Brighton, Arundel, Portsmouth, and Southampton. The nearby Goodwood Estate hosts internationally renowned events including the Festival of Speed and the Qatar Festival, and also offers golf, horse racing, and a private airfield. To the north lies the South Downs National Park, and to the south, Chichester Harbour and the sailing communities of Itchenor and Bosham offer some of the best coastal watersports on the South Coast.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area = 155.9 sq m / 1678 sq ft

Basement = 13.6 sq m / 146 sq ft

Total = 169.5 sq m / 1824 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1211384)





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