



# HASTED HOUSE

18A St. John's Street, Chichester, PO19 1UP

Guide Price: £795,000 Freehold

\*\*\*CHAIN FREE\*\*\*



STRIDE & SON

# PROPERTY SUMMARY

A handsome Grade II listed Georgian townhouse of exceptional character, ideally situated within Chichester's historic Roman walls in the heart of the city.

Beautifully presented throughout, the property offers light and airy accommodation arranged over three floors, with four bedrooms, two bathrooms, and a useful basement utility area.



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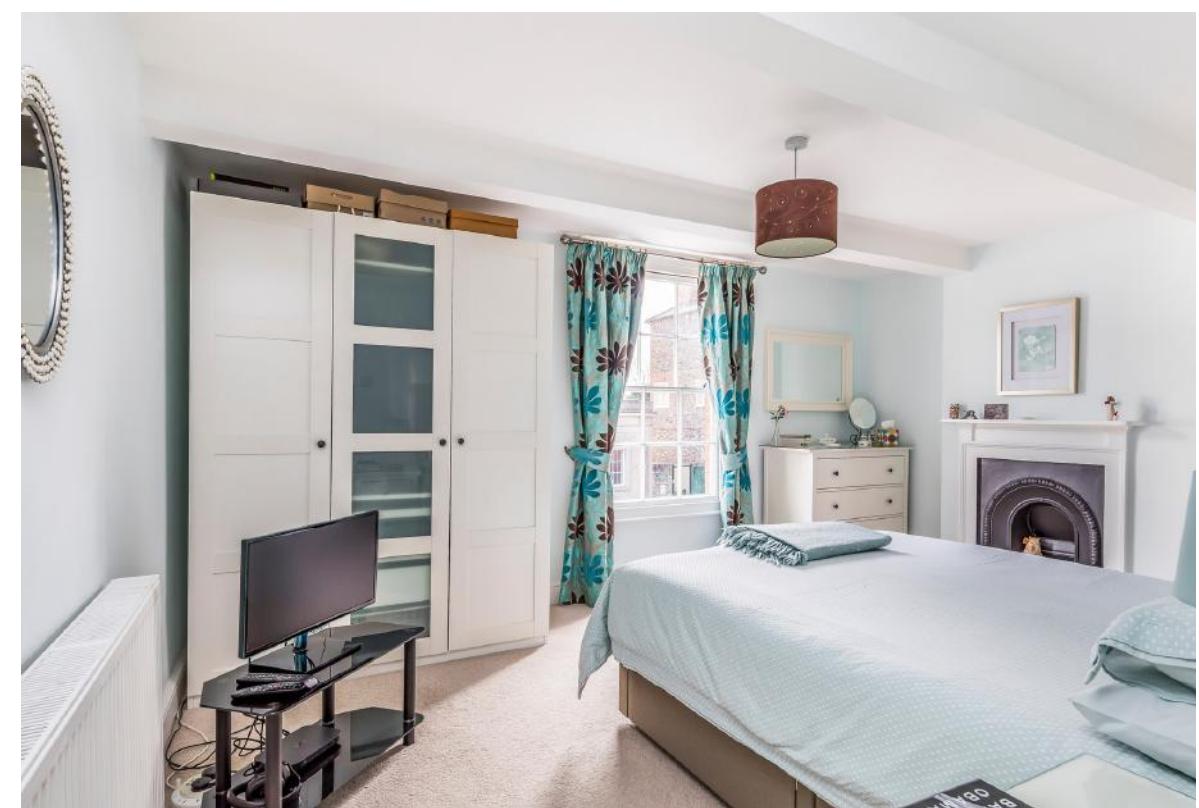




## ACCOMMODATION

Hasted House underwent a full programme of renovations approximately eighteen years ago, resulting in a superb blend of period charm and modern comfort. The ground floor features a welcoming entrance hall, cloakroom/WC, a well-fitted kitchen with integrated appliances, and an elegant open-plan sitting and dining room with a fireplace, skylight, and French doors opening onto the delightful west-facing walled courtyard garden. Stairs lead down to the basement, which provides a practical utility and storage area.

On the first floor, the principal bedroom enjoys a large sash window, fireplace, and a stylish en-suite shower room, while a further double bedroom/study completes this level. The second floor comprises two additional bedrooms and a family bathroom.





## OUTSIDE

Outside, the attractive walled garden accessed from the sitting room, offers excellent privacy, afternoon sun, and a neat brick patio with raised flower beds.

Secure, electrically operated gates open from New Town to provide private off-street parking for a small vehicle.



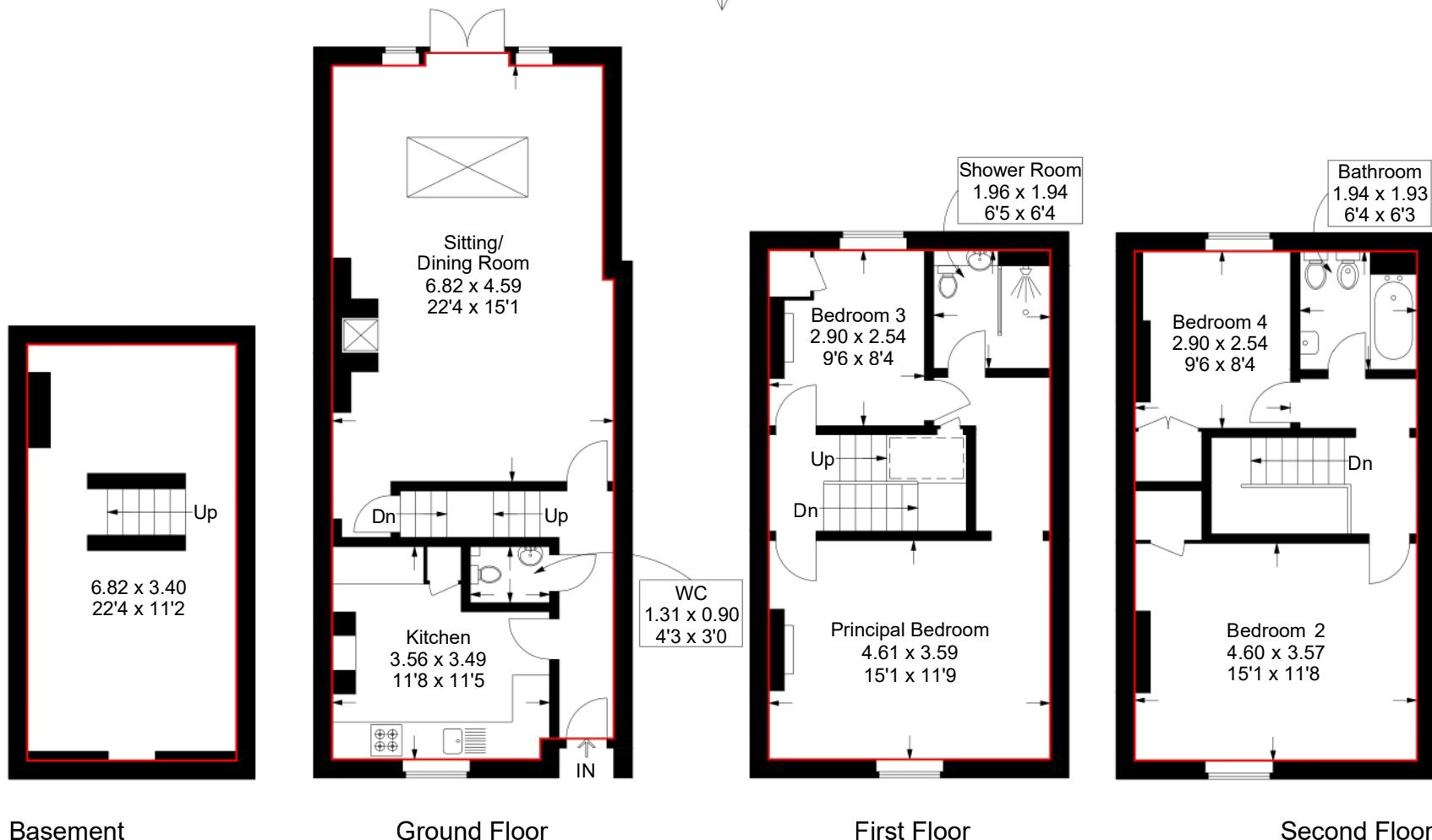
# St John's Street, Chichester

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.9 sq m / 10 sq ft

Total = 151.4 sq m / 1630 sq ft



[Boxed Line] = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



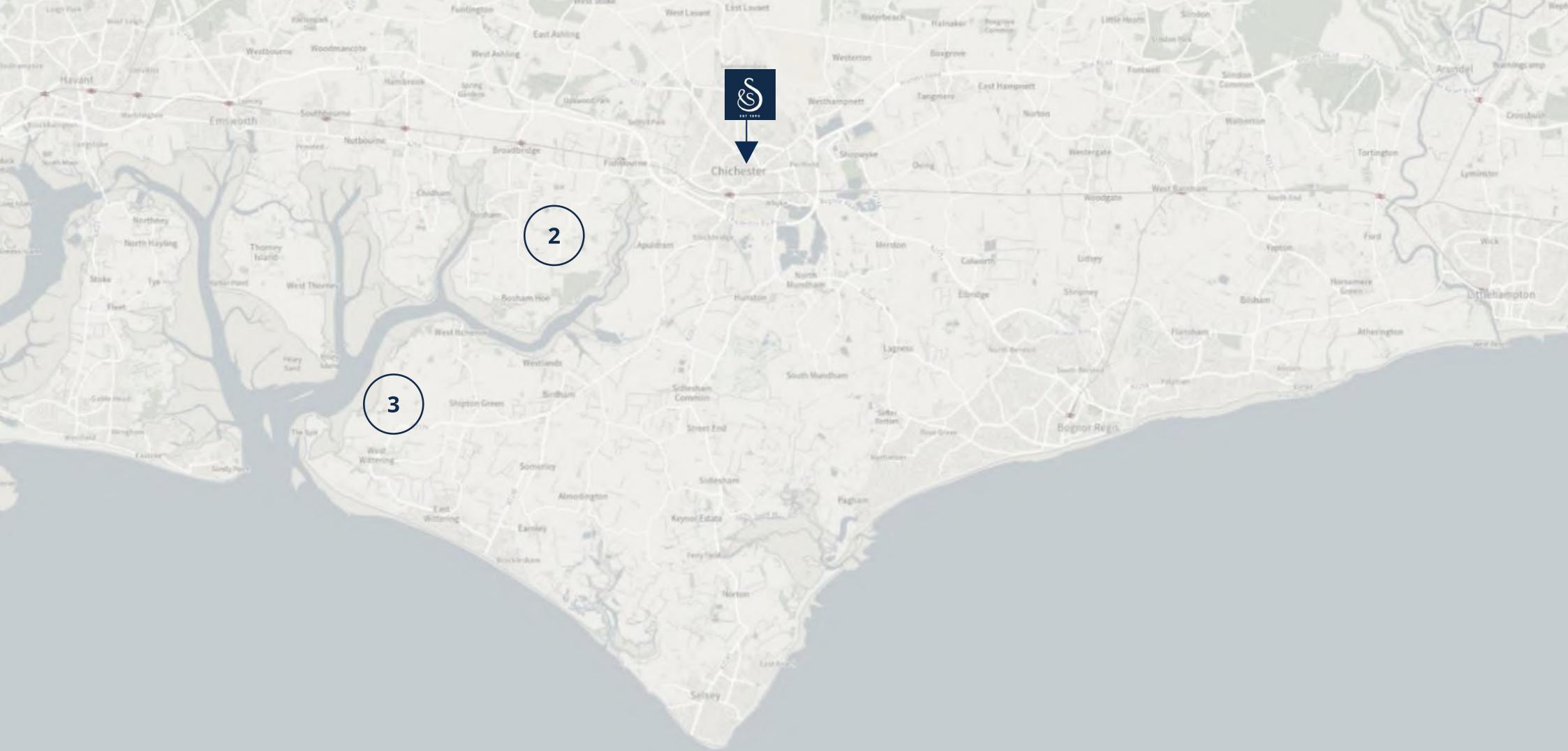
## LOCATION

Perfectly positioned, Hasted House is just a short level walk from Chichester's main shopping area offering excellent high-street brands and many fashionable restaurants, cafes and bars. Priory Park is just a few minutes' walk away offering a large recreational area with bowls lawn, play areas, the popular Fenwicks Café and is the home of Chichester Priory Park Cricket Team. The city benefits from a leisure centre with swimming pool, sports clubs, cinema complex, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located just to the north of the city centre is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.

Chichester's mainline station provides regular services to London Victoria (105 mins) and London Waterloo via Havant (95 mins), and the nearby A27 and A3(M) offer excellent road links to the M25, Heathrow, Gatwick, and Southampton airports, as well as ferry services from Portsmouth and Southampton.





# LOCAL AREA

1 Chichester

2 Bosham

3 West Wittering

/// what3words: ///drain.game.violin

- Services: Mains gas, electricity, water, and drainage are connected.
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band G
- Energy Rating: Band D