



Eastgate House, 28 St Pancras, Chichester, PO19 7LT

Guide Price £525,000

Eastgate House, Chichester

A charming Grade II listed period cottage in the heart of Chichester.

- Highly convenient central Chichester location
- Tree-lined non-estate setting
- Wealth of period character
- Beautiful sitting room
- Characterful dining room
- Traditional cottage kitchen
- Modern ground floor bathroom
- Two first-floor bedrooms (bedroom two has an en-suite cloakroom)
- Versatile loft room
- Delightful garden with converted garage/studio

An absolutely charming two-bedroom mid-terrace Grade II listed cottage, ideally situated in a tree-lined non-estate setting within approximately one-third of a mile of Chichester city centre and its excellent shopping precinct.

Eastgate House is a property full of character and charm, retaining a wealth of features including exposed beams, ledged and braced internal doors and traditional fireplaces.

The delightful sitting room features herringbone wooden flooring, exposed beams and a striking brick Inglenook fireplace housing a wood-burning stove. The dining room is equally characterful with exposed beams and a feature exposed brick wall incorporating a useful niche currently housing a wine rack.





The traditional cottage-style kitchen is open plan to a walk-in pantry with vaulted ceiling, providing useful additional storage. A modern bathroom includes a deep bath, ceiling-mounted shower and distinctive retro-style high-level cistern.

On the first floor are two bedrooms, with bedroom two benefiting from an en-suite cloakroom. A ladder-style staircase leads to a loft room with exposed wooden floor boards and a window overlooking the street, offering versatile additional space.

The delightful rear garden is a particular feature of the property, providing a wonderful setting for entertaining with a series of seating areas interspersed with mature planting and a charming Caribbean-style bar.

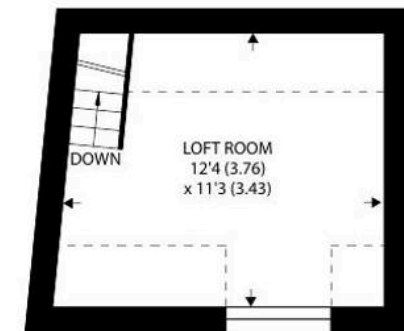
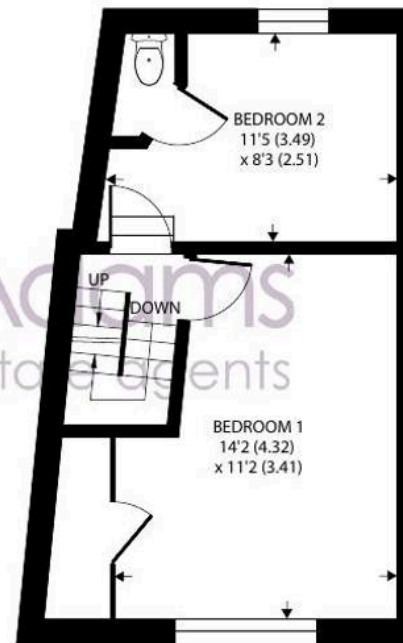
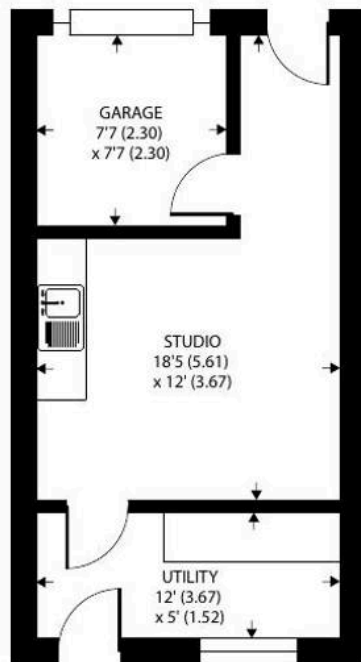
At the far end of the garden is a detached garage, which has been converted to provide a useful studio with fitted cupboard, sink unit and adjoining storeroom. The original electric roller door remains, together with a pedestrian door opening onto Lewis Road at the rear, offering excellent access and potential for a variety of uses.

A rare opportunity to acquire a characterful period cottage offering an appealing blend of historic charm, versatile accommodation and a delightful garden, all within easy walking distance of the centre of Chichester.

Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-D







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Approximate Area = 832 sq ft / 77.2 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Garage / Studio / Utility = 288 sq ft / 26.7 sq m
 Total = 1164 sq ft / 107.9 sq m

For identification only - Not to scale



Location - The property can be found within a third of a mile level walk of the pedestrianized city centre and occupies a wonderful position close to Litten Gardens recreational ground. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a service to London Victoria. Goodwood is famous for its many event days including the Festival of Speed, Revival and the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area has beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Eastgate Square, proceed along St Pancras passing Litten Park on your left. Eastgate House is a short distance on the left after Alexandra Road. What3words - drag.fame.pest

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

