



23 North Walls, Chichester - PO19 1BY

Guide Price £350,000 Freehold - CHAIN FREE-



STRIDE & SON

## 23 North Walls

Chichester

A characterful and well-presented Grade II listed 2 bedroom mid-terrace flint cottage situated within Chichester's city walls, with 2 charming loft rooms and a private courtyard.

- **\*\*CHAIN FREE\*\***
- Grade II listed mid-terrace flint cottage
- Open-plan living space over 23 ft long
- Exposed ceiling timbers throughout and feature fireplace
- Modern fitted kitchen with open shelving
- Glazed doors to courtyard
- Two first-floor bedrooms
- Modern shower room/WC suite
- Two useful loft rooms
- Private paved courtyard







## ACCOMMODATION:

The ground floor is arranged as a spacious single open-plan kitchen/dining/sitting room extending to over 23 feet in length, with exposed ceiling timbers running throughout and a fireplace forming a central feature within the room.

The kitchen is fitted with contemporary units, wooden work surfaces and open shelving, with space for dining and everyday seating arranged naturally across the full depth of the floor. Glazed doors at the side open directly onto a courtyard, bringing in natural light and providing access to the outside.

On the first floor there are two bedrooms and a modern shower room/WC. The principal bedroom is a good-sized double room overlooking the city walls to the front, while the second bedroom is suited equally to guest accommodation or study use. The shower room is fitted with a modern white suite.

The second floor provides two charming loft rooms with reduced head height, offering useful ancillary space for storage, hobbies or home working.

The small, enclosed courtyard is paved for ease of maintenance and provides a sheltered, private outside seating area.



## LOCATION:

The property occupies a convenient central position on North Walls, within walking distance of Chichester's main shopping precinct offering an excellent range of independent shops as well as those with national brands, restaurants and bars. The renowned Festival Theatre, Pallant House Gallery are also nearby along with sports clubs, a leisure centre with swimming pool, several supermarkets and a train station with services along the coast and to London (Victoria).

The Goodwood Estate, situated just to the north of Chichester, 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 Qatar Festival. The South Downs National Park is within easy reach being about 2 ½ miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs.

Also, to the south-west, about 9 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

**INFORMATION: Services: All mains | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax: Band D | Energy Rating: Band D| what3words: ///nerve.medium.torn**





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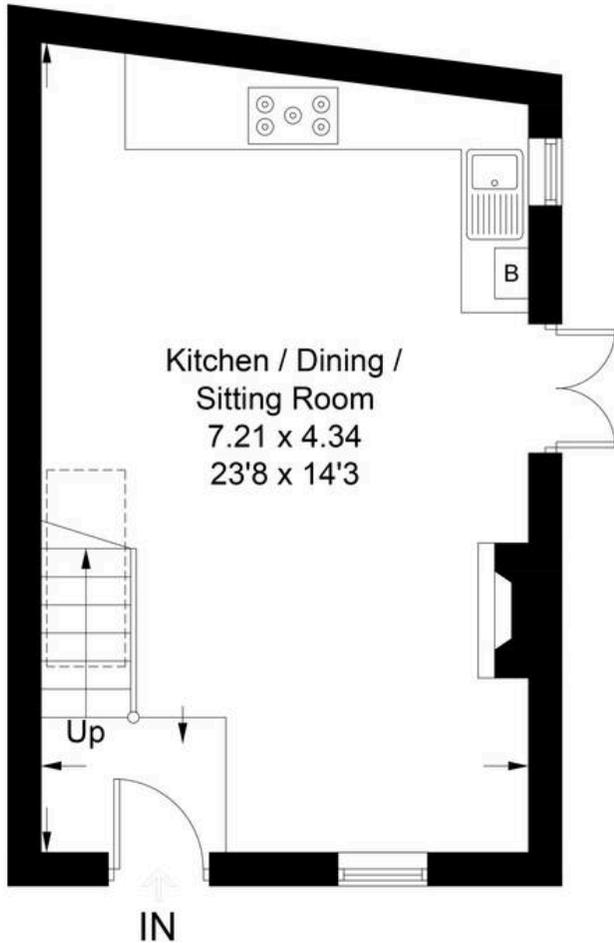
# 23, North Walls, PO19 1BY

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft

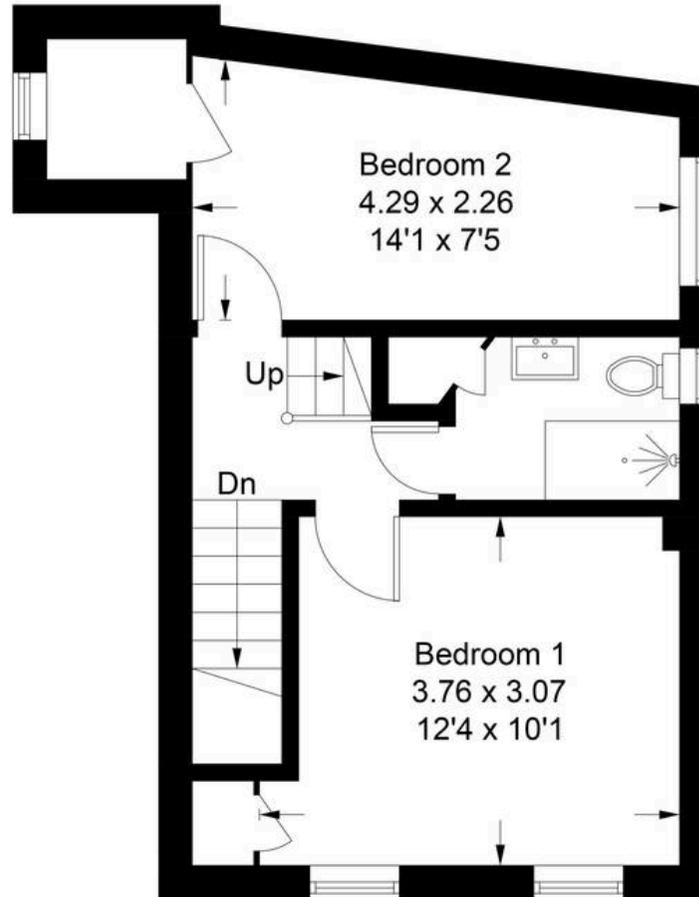
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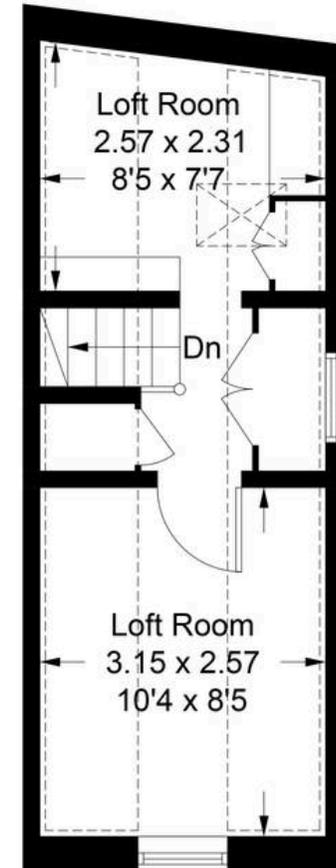
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

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.

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