



2 East Row, Chichester - PO19 1PD

Guide Price £1,750,000 Freehold - CHAIN FREE -



STRIDE & SON

2 East Row

Chichester

Occupying a prominent position within Chichester's historic city walls, an impressive Grade II listed townhouse arranged over 3 floors with a useful cellar, integral garage and a mature walled garden.

- Fantastic city centre location
- Sympathetically updated while retaining period features.
- Spacious hall, two reception rooms and a large garden room.
- Kitchen with direct garden access.
- Ground-floor shower room and cellar.
- Three first-floor bedrooms and two bathrooms.
- Private roof terrace from one bedroom.
- Two further second-floor bedrooms and a bathroom.
- Landscaped walled mature garden.
- Integral garage with storage/workshop space.





ACCOMMODATION:

With origins believed to date from the 15th century and later Georgian additions, the property has been subject to thoughtful and sympathetic improvements in recent years, combining its rich architectural heritage with modern convenience. The house retains many fine period features, including original fireplaces, sash windows, panelling, exposed brickwork and beams.

The ground floor includes a spacious entrance hall leading to two principal reception rooms, both with attractive fireplaces and decorative detailing and a large garden room to the rear. The kitchen is well-fitted with a range of bespoke units and has direct access to the garden. A ground floor shower/cloakroom and access to the cellar complete the ground floor.

On the first floor there are three double bedrooms and two bathrooms, including a principal suite with dressing room and en-suite. One of the bedrooms opens onto a private roof terrace. The second floor provides two further bedrooms with exposed beams and a third bathroom.

Outside, the property enjoys a beautifully landscaped walled garden with lawned areas, paved terraces, flowering borders, espaliered fruit trees and a vegetable plot. The large integral garage offers excellent storage and workshop space with access to the garden and direct internal access to the house.



LOCATION:

East Row is conveniently located just off East Street, one of the main shopping streets in Chichester 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.

The South Downs National Park is within easy reach being about 2.5 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 main | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band G | EPC Band: Band TBC what3words: ///bucks.tins.string



East Row House, East Row, Chichester

Approximate Gross Internal Area = 275.9 sq m / 2970 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 5.9 sq m / 64 sq ft
 Total = 281.8 sq m / 3034 sq ft



= 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.



Stride & Son

37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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