



26 Washington Street, Chichester - PO19 3BN

Guide Price £325,000 Freehold - CHAIN FREE -



STRIDE & SON

26 Washington Street

Chichester

The property, which would benefit from some minor updating, is well presented and offers 2 generous double bedrooms with a pretty, part walled 'sunny' courtyard garden to the rear.

- 2 generous double bedrooms
- Attractive Grade II listed cottage in a popular residential street
- Pretty, part-walled 'sunny' courtyard garden to the rear
- Permit parking available on Washington Street (on application)
- Well-presented but would benefit from minor updating
- Sitting room with wooden flooring, period detailing, and feature fireplace
- Useful cellar — ideal for storage or potential conversion

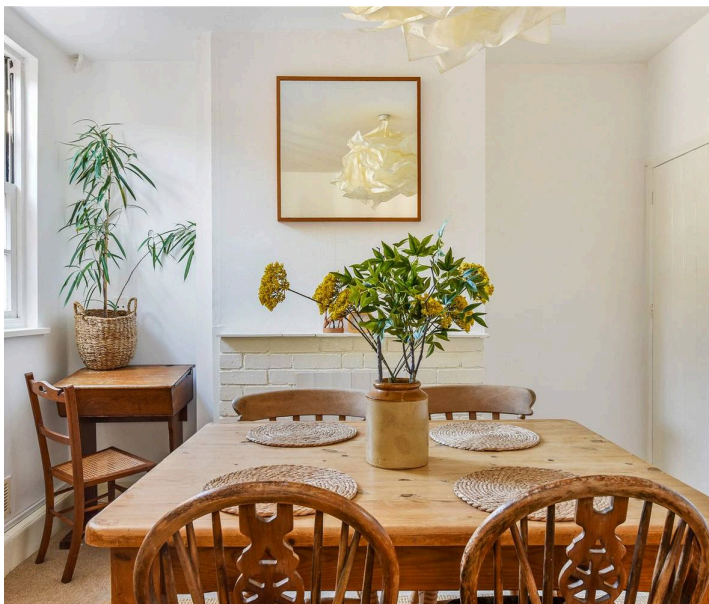




ACCOMMODATION:

The accommodation is arranged over two floors and retains much of its original character. On the ground floor, the front door opens into the sitting room which features wooden flooring, period detailing and a feature fireplace, creating a welcoming reception space.

The dining room has a fireplace (blocked off) and overlooks the rear garden and leads into the kitchen which comprises a range of base and wall units, inset stainless steel sink, broom cupboard and space for appliances. From the dining room a door and stairs lead to a useful cellar, ideal for storage and offering potential for conversion to further living space. From the kitchen a door leads to an inner hall with a glazed door to the rear garden and a door to the bathroom which comprises a panelled bath, wash hand basin and low-level WC.



On the first floor, there are two double bedrooms, one of which has a wash hand basin, and both are naturally light with wooden floors. Externally, the property is complemented by a part walled and fenced shingled garden with a paved terrace perfect for alfresco dining. The garden has been landscaped with mature planting providing a good degree of privacy. To the front there is an area of paving directly in front of the house and permit parking (on application) is available on Wasington Street.



LOCATION:

Washington Street is located just a short walk from North Street and the main pedestrianised shopping precinct as well as Chichester Festival Theatre. There is a small convenience store on St Pauls Road whilst the city offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool and cinema complex, sports/tennis club and is home to the Pallant House Gallery.

Located to the north of the city 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 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.

There are bus stops nearby, and Chichester's centrally located train station provides services along the coast to Portsmouth and Brighton, and to London Victoria

INFORMATION: Services: All Main | Local Authority: Chichester District Council | Council Tax: Band D | Energy Rating: Band D.





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Approximate Gross Internal Area = 65.0 sq m / 700 sq ft

Cellar = 14.2 sq m / 153 sq ft

Total = 79.2 sq m / 853 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. (ID1245750)



Stride & Son

37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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