12 South Pallant, Chichester - PO19 1SU

£595,000 - FREEHOLD

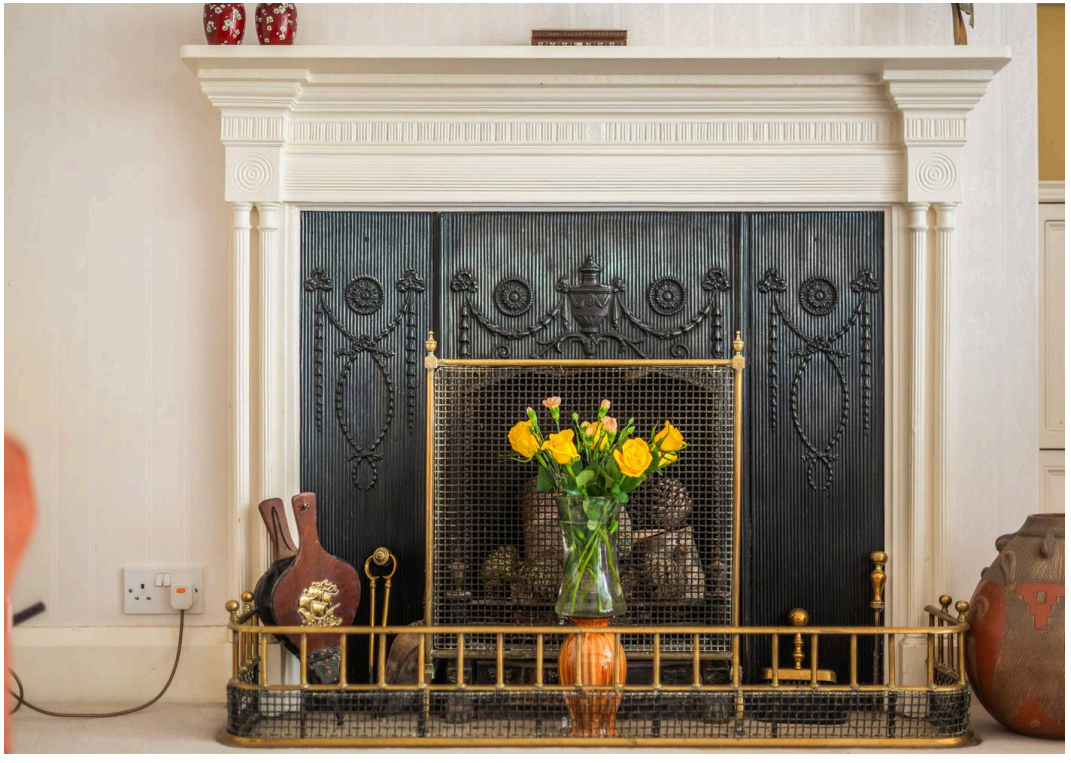
STRIDE & SON

12 South Pallant

Chichester

A substantial period townhouse in the heart of Chichester, offering three/four bedrooms, elegant reception rooms, two bathrooms, extensive cellars, a courtyard garden and the rare benefit of a garage.

- Substantial period townhouse in the heart of Chichester
- Elegant reception rooms with period detailing
- Three generous bedrooms arranged over the upper floors
- Two bathrooms plus ground-floor cloakroom
- Separate kitchen, utility room and excellent ancillary space
- Extensive cellar accommodation offering huge flexibility
- Attractive enclosed courtyard garden
- Rare city-centre garage
- Wonderful opportunity to update and personalise
- Approximately 2,544 sq ft in total including cellar and garage
- **Garage Access Charge:** Access to the garage is subject to an annual charge payable to Chichester District Council, currently £3,000 per annum. This charge relates to vehicular access across the council-owned pavement to reach the garage.



Accommodation

12 South Pallant is a substantial and characterful period townhouse occupying a highly desirable position in the historic centre of Chichester.

Arranged over several floors, the house offers a generous and wonderfully versatile layout, with elegant reception rooms, three/four bedrooms, extensive cellar accommodation, a private courtyard garden and the particularly rare benefit of a garage.

The ground floor has an appealing traditional feel, with a welcoming entrance hall leading through to the principal reception rooms. The dining room is positioned to the front and is a handsome, well-proportioned space, with built-in display and storage cabinetry adding both character and practicality.

Beyond this is the sitting room, a comfortable and inviting room with a feature fireplace and glazed doors opening towards the rear courtyard, creating a lovely connection between the house and outside space.

The kitchen is positioned to the rear and retains plenty of charm, with exposed timbers and views towards the courtyard. It is complemented by a separate utility room and ground-floor cloakroom, adding useful practicality to the accommodation.

One of the most unusual features of the property is the cellar. Extending beneath a significant part of the house, it provides two substantial areas and offers an exceptional amount of ancillary space. Whether retained for storage, wine, hobbies or workshop use, it is a real asset and adds another dimension to the property.

The first floor provides two bedrooms, including a particularly generous principal bedroom, together with a shower room. The second bedroom is also well proportioned and could work equally well as a guest room or home office.

On the second floor is a further large bedroom, together with an additional bathroom and a separate single bedroom which could lend itself to a dressing room, study, nursery or useful storage space.

Outside, the enclosed courtyard garden is full of character and provides a private space for outdoor dining and entertaining. Mature planting softens the space, while the paved finish keeps maintenance relatively straightforward.

The property also benefits from a garage — an increasingly rare and valuable feature for a house in such a central city position.

South Pallant is one of Chichester's most established and sought-after city-centre addresses, positioned within the historic heart of the city and just moments from its shops, restaurants, cafés and cultural attractions. The property is particularly well placed for Pallant House Gallery,

Chichester Cathedral and the Festival Theatre, while the mainline railway station is also within easy reach, providing services towards London and along the south coast. Despite its central position, South Pallant has a distinctive residential feel, with attractive period architecture and immediate access to everything the city has to offer. The surrounding countryside, Chichester Harbour and the beaches of the Witterings are also readily accessible.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: tbc

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Approximate Gross Internal Area = 175.4 sq m / 1888 sq ft
Cellar = 43.5 sq m / 468 sq ft
Garage / External Cupboard = 17.5 sq m / 188 sq ft
Total = 236.4 sq m / 2544 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 2026. (ID1331687)

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