

RIGBY & MARCHANT



An exceptional Grade II listed 15th century townhouse in Chichester, PO19, comprehensively renovated to combine remarkable period character with striking contemporary architecture, a roof garden and double garage.



North Pallant, Chichester - PO19 1TJ

In Excess of £1,750,000

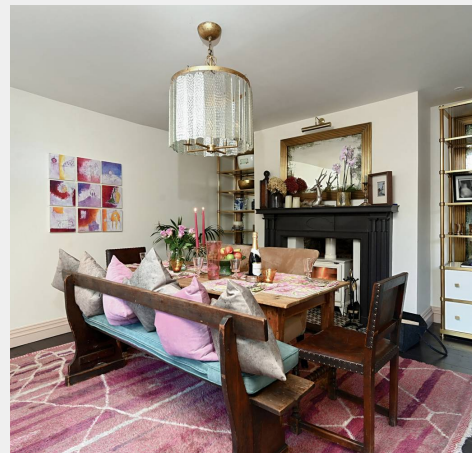


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MARCHANT



In the heart of historic Chichester, this remarkable Grade II listed townhouse brings together centuries of character with a bold and beautifully considered contemporary renovation. Dating from the 15th century, the house has an extraordinary sense of history. Timber beams, panelling, old floorboards and substantial inglenook fireplaces remain integral to the interiors, while a striking Corten steel extension, extensive glazing and carefully chosen contemporary finishes introduce an entirely different architectural language.

The ground floor offers a series of characterful rooms. To the front, a handsome panelled drawing room is centred around an inglenook fireplace, while a further bedroom with its own bathroom provides useful flexibility for guests or as an additional reception space.





Beyond, the dining room has painted floorboards, a fireplace and wide glazed doors opening onto the courtyard. A glass lined link, retaining the old external brickwork, leads into the contemporary extension and creates a striking transition between old and new. The kitchen and family room is the natural heart of the house. Designed by local makers Village Green, the bespoke kitchen combines richly coloured cabinetry with leathered Cosmic Gold granite and a relaxed dining nook. Large areas of glazing bring in wonderful natural light and open directly onto the courtyard, creating an easy connection between inside and out. Covered access leads from the kitchen to a double garage, a particularly valuable feature in such a central city setting.

Upstairs, the principal bedroom extends across the width of the house, combining exposed floorboards and an inglenook fireplace with a cleverly designed dressing area and generous ensuite bathroom. Two further double bedrooms and a family bathroom occupy the remainder of this floor, with two additional bedrooms and a shower room above.

The lower ground floor provides another highly flexible space, currently arranged as a cinema room but equally suited to a gym, games room or studio, with useful additional storage alongside.

Outside, the courtyard forms a natural extension of the kitchen and dining spaces, while above is a wonderfully unexpected roof garden. Corten steel planters echo the material used on the extension below, creating a private elevated garden in the middle of the city.

The house has undergone a comprehensive programme of refurbishment, including new plumbing and electrics, with underfloor heating to the kitchen and bathrooms. An EPC rating of C is particularly notable for a listed house of this age. It is an unusual combination: a significant historic house in the centre of Chichester, transformed with imagination and architectural confidence for contemporary family life.

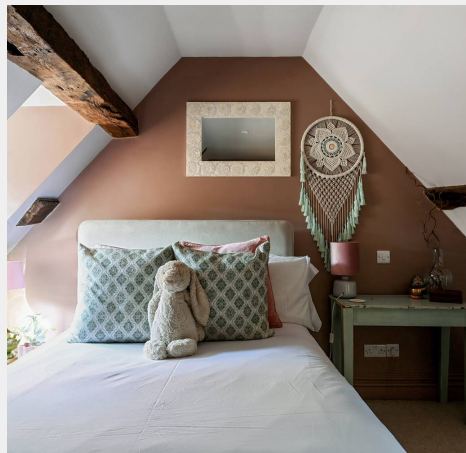


North Pallant sits within Chichester's historic city walls and is one of the city's most attractive addresses. Independent shops, cafés and restaurants are close by, together with Pallant House Gallery and Chichester Festival Theatre. Chichester station is within easy walking distance, with direct services to London Victoria. Beyond the city, the South Downs, Chichester Harbour and the sailing communities of Itchenor and Dell Quay are readily accessible, while Goodwood is close by for its celebrated motorsport, horse racing and wider estate events. The coastline, Goodwood Estate, and renowned sailing waters of Dell Quay and Itchenor are all close by, offering a lifestyle that blends city convenience with access to some of the South Coast's finest leisure destinations. It's a rare balance of heritage, culture, and coastal living, all within reach of the capital.

Council Tax band: H

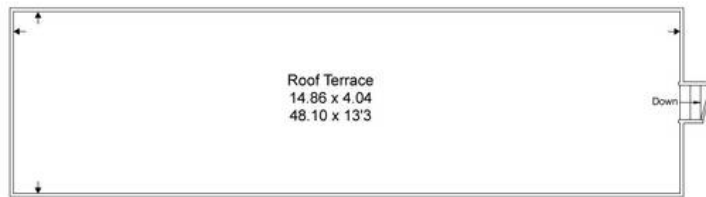
Tenure: Freehold

- Grade II listed 15th century townhouse
- Six bedrooms and four bathrooms
- Private roof garden and courtyard
- Central Chichester, close to the station

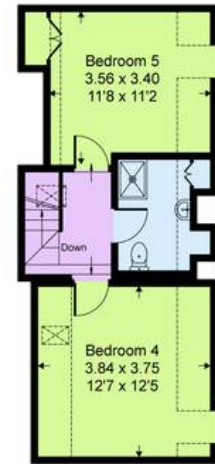


North Pallant, PO19

Approximate Gross Internal Area = 302.3 sq m / 3255 sq ft
 Approximate Garage Internal Area = 36.2 sq m / 390 sq ft
 Approximate Total Internal Area = 338.5 sq m / 3645 sq ft



First Floor



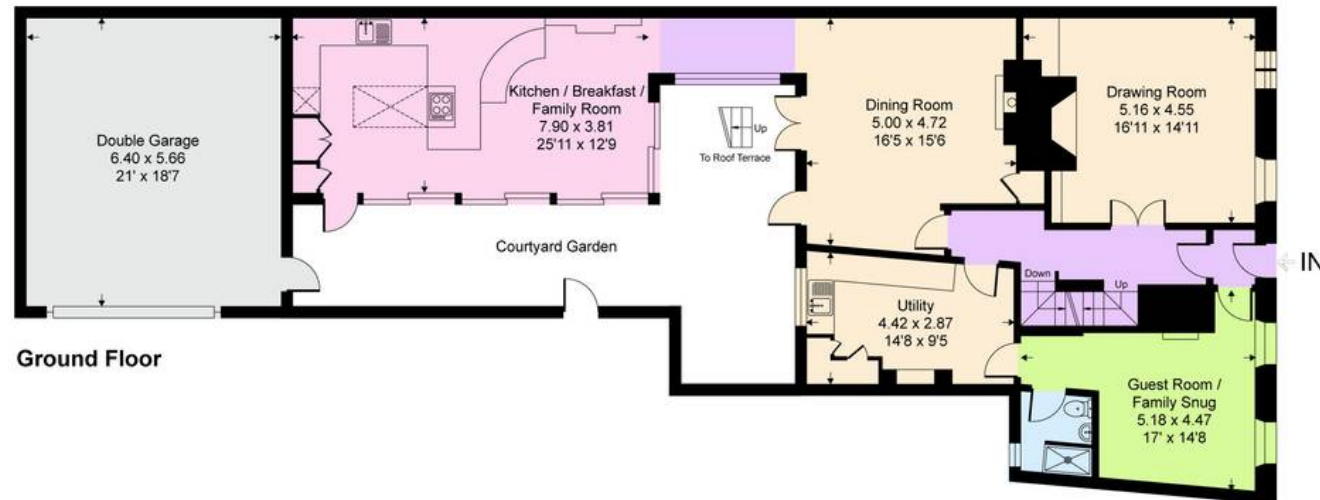
Second Floor



First Floor



Basement



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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