



30 Westgate, Chichester, PO19 3EU

Guide Price £995,000

 **Henry Adams**
estate agents



30 Westgate, Chichester

A historic Grade II listed town house with detached annexe in a secluded garden setting.

- Ideal home and income or multi generation living
- Situated in the heart of the city
- Versatile accommodation
- Large walled garden
- Private courtyard and garage

The main house is steeped in history and period charm, showcasing a wealth of exposed ceiling and wall timbers throughout. Accommodation is arranged over three storeys, offering versatile living space. On the ground floor, you'll find an elegant dining room, a cloakroom and a spacious kitchen/breakfast room with a stable door that opens onto a private patio courtyard. The first floor features a generous sitting room with lovely views over the garden, the principal bedroom and a family shower room. Two additional bedrooms and a second cloakroom with separate shower cubicle are located on the top floor, making this a practical well-planned home.

The detached annexe is a stylish and modern contrast to the main house, positioned to one side of the parking courtyard. It offers a spacious open-plan sitting and dining room with electric heating and a cosy wood-burning stove, leading through an archway to a kitchen. A double bedroom with an en-suite shower room completes the accommodation. The annexe is ideal for extended family, guests or potential use as a holiday rental*. For those wanting to work from home this space would be ideal as a large office, therapist studio or art/crafts studio.





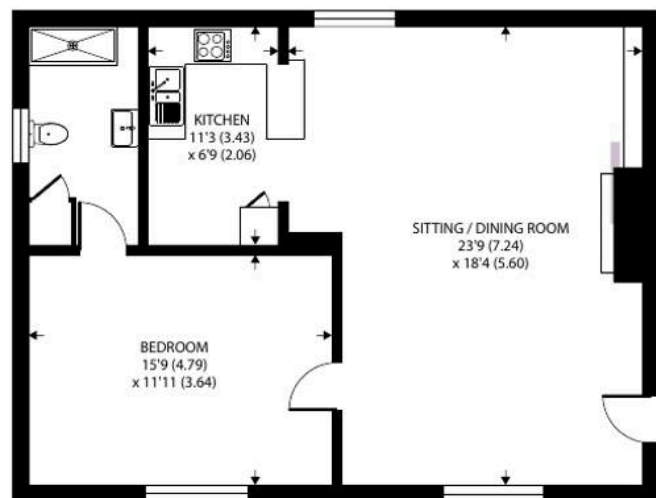
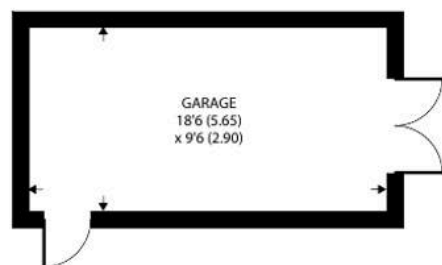








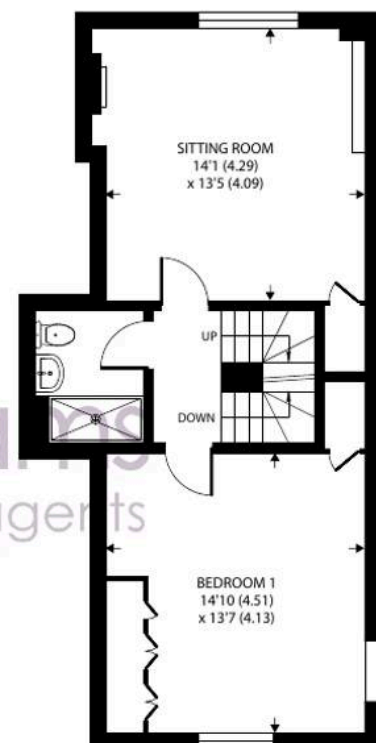




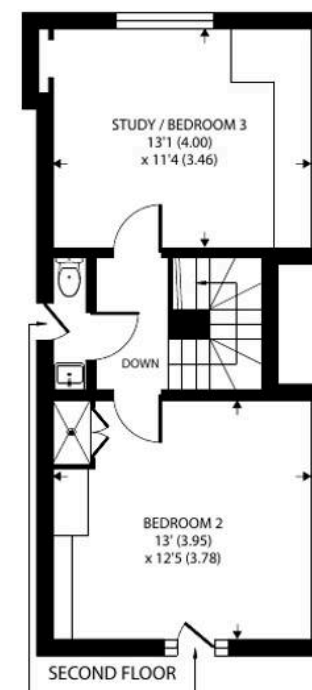
ANNEXE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ACCESS
TO EAVES

Approximate Area = 1475 sq ft / 137 sq m

Garage = 176 sq ft / 16.3 sq m

Annexe = 755 sq ft / 70.1 sq m

Total = 2406 sq ft / 223.4 sq m

For identification only - Not to scale



Outside - The garden is a further salient feature of the property with a neatly tended lawn, wide abundantly stocked borders and even a herb garden. Vehicular access is provided at the rear of the property via The Maltings, through electronically operated double gates that open into a private courtyard with parking for several vehicles. A driveway adjacent to the annexe leads to a large single garage.

This exceptional property offers a rare blend of historic character, flexible accommodation, and modern convenience, all within a beautifully maintained and secluded setting.

*Agents note - Approximate holiday potential income £15,000 - £20,000 pa

Chichester District Council Tax Band F EPC-N/A Grade II listed

Location - A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions - From the end of West Street proceed straight over the roundabout into Westgate where No 30 is a short distance along on the right. what3words - jazzy.staple.prone





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