



## 24 West Street

Chichester, West Sussex, PO19 1QP

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



24 West Street

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A handsome Grade II listed Georgian town house of exceptional character with elegant proportions, Class E use currently used as medical consultancy rooms including: large basement areas, 9 receptions over two floors and a second floor apartment with a bedroom, sitting room/bedroom, bathroom and large kitchen, with a delightful private rear garden and side passageway entrance, located in a prime location in the heart of city centre.

## THE PROPERTY

### GROUND FLOOR

5 Receptions  
Cloakroom/wc  
Class E use

### BASEMENT

2 Rooms

### FIRST FLOOR

4 Receptions  
Cloakroom/wc

### SECOND FLOOR APARTMENT - 24a West Street

Bedroom, Bathroom/wc,  
Kitchen/Breakfast Room  
Sitting Room/Bedroom

## OUTSIDE

Separate side entrance to  
Stunning large private rear garden

## 24 West Street

24 West Street is a handsome Grade II listed Georgian substantial town house with a superbly maintained large enclosed private rear garden with a separate side access passageway to the West Street. The substantial accommodation features tall ceilings, wide sash windows some of which have lovely views of the Cathedral and others overlooking the wonderful private rear garden. The receptions over two floors are of elegant proportions Class E use providing an ideal employment opportunity and are currently used as offices for medical consultancy. There are two large basement areas and nine receptions over two floors, two cloakroom/wc's and a second floor apartment comprising: bedroom, bathroom/wc, kitchen/breakfast Room, sitting room/bedroom.

**Exceptional city centre location with lovely parks nearby**











SECOND FLOOR APARTMENT



## CHICHESTER

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075.

There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre.

There are a number of schools locally and accessible via road and train link including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



## SECOND FLOOR APARTMENT





## GARDEN

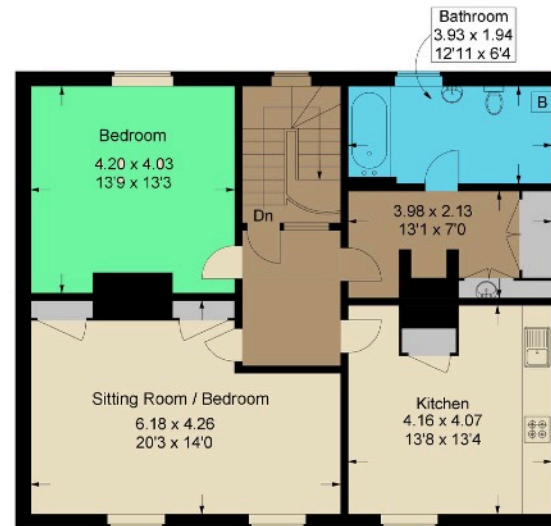
There is a stunning expanse of neatly kept lawned garden interspersed with a wide variety mature hedges enclosed by tall walls providing an excellent degree of privacy. There is a separate integral side passageway access from the rear garden leading out to West Street.





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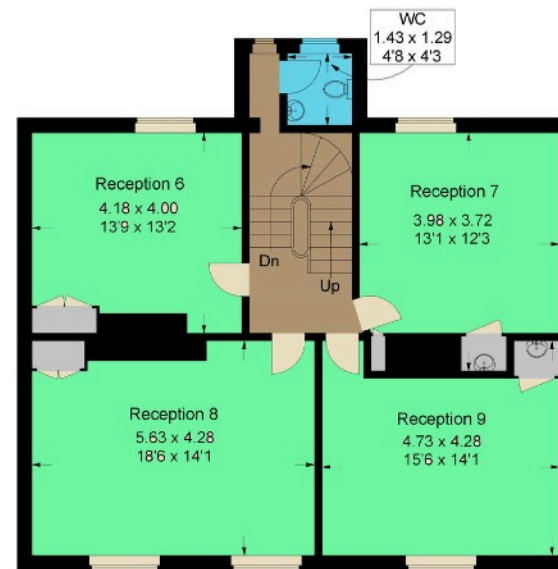
Approximate Gross Internal Area = 334.6 sq m / 3602 sq ft



Second Floor



Ground Floor



First Floor

Basement

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.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering



**SERVICES:** Mains electricity, water, gas central heating and drainage.

**Rateable Value:** Year 2024/25 £18,500

Multiplier: 0.5460 Annual Charge: £10,101

Small Business Multiplier: 0.4990 **Annual Charge:** £9,231.50

**EPC Rating** D

**LOCAL AUTHORITY:** Chichester Council 01243 785166

**COASTAL & COUNTRY PURSUITS**

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

**COMMUNICATION TRAVEL LINKS**

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**Brochure:** 2024 Reproduction only allowed with Authors written consent.

**Viewing by Appointment**

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