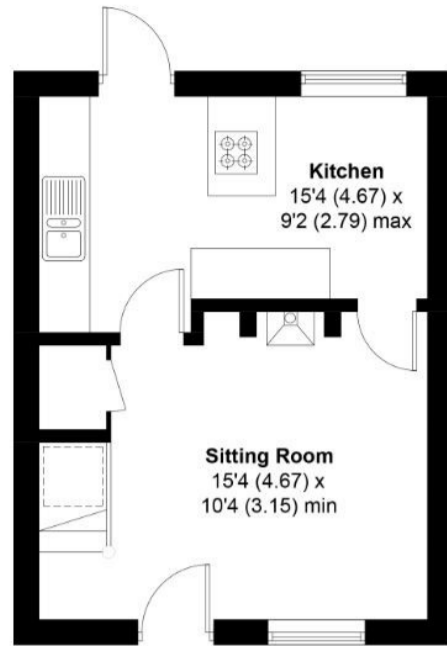


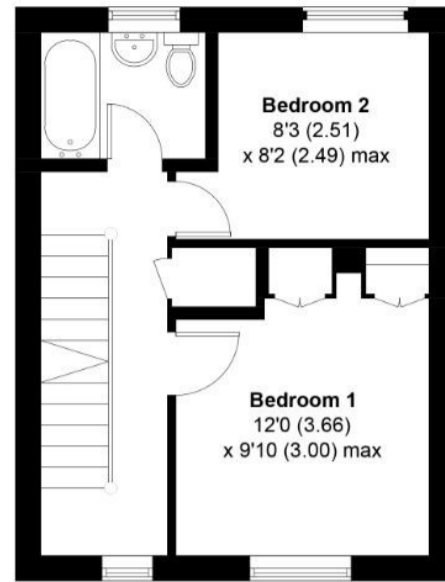


## 23 Little London, Chichester, PO19 1PB

APPROXIMATE GROSS INTERNAL AREA = 800 SQ FT / 74.3 SQ M

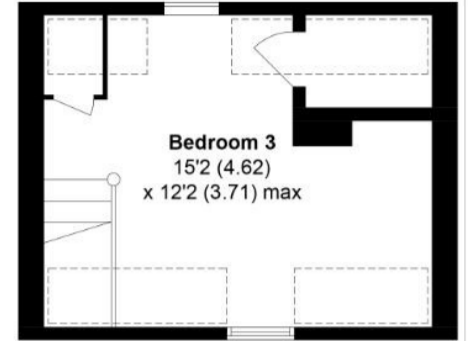


GROUND FLOOR



FIRST FLOOR

= Reduced headroom below 1.5m / 5'0



SECOND FLOOR

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. Created by Emzo Marketing (ID689729)

Stride & Son is the trading name of Stride & Son Limited. Registered Office: 4 Dukes Court, Bognor Road, Chichester, West Sussex, PO19 8FX  
Registered in England Company Number:6724455

Either: Messrs. Stride & Son for themselves and for the Vendors or Lessors of this property whose agent they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Messrs. Stride & Son has any authority to make or give any representation or warranty whatever in relation to this property.



# STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

[www.strideandson.co.uk](http://www.strideandson.co.uk)

[properties@strideandson.co.uk](mailto:properties@strideandson.co.uk)



Little London, Chichester



**23 Little London, Chichester, PO19 1PB.**

Situated in a prime location within the city walls and easy walking distance of North Street and the main shopping precinct, a charming Grade II listed cottage. The property, which is believed to date from the 18<sup>th</sup> Century, has been modernised and improved and **comprises 3 double bedrooms**, the third being on the top floor which would be ideal as a study or home office, a re-equipped kitchen/breakfast room leading onto a **courtyard garden** and the property has gas fired central heating.

Priory Park, New Park Cinema, Pallant House Gallery and the internationally renowned Festival Theatre are all a short walk away as is a comprehensive selection of shops and cafés. The mainline train station with connections to Portsmouth and London Victoria (1 hr 40 mins) and the main bus station are likewise within walking distance. The South Downs National Park lies some 2 miles to the north and Chichester Marina and harbour are located within easy reach just to the south as is the renowned blue flag beach at West Wittering.

The accommodation is arranged as follows: Front door to:

**SITTING ROOM:** 15'4 x 10'4. Open fireplace with fitted woodburning stove and shelves to one side. Understairs store cupboard. Glazed doors to:

**KITCHEN/BREAKFAST ROOM:** 15' x 9'2. Range of fitted base and wall cupboards with wooden worktops. Inset sink with mixer tap. Peninsular unit with oven, hob and extractor fan above. Radiator. Low level window and door leading to courtyard garden.

From the sitting room stairs to

**1<sup>st</sup> FLOOR LANDING:** Porthole window to front. Airing cupboard. Doors to:

**BEDROOM 1:** 12' x 9'10. Two double wardrobes. Radiator.

**BEDROOM 2:** 8'3 x 8'2. Window overlooking the rear garden. Radiator.

**BATHROOM:** White suite comprising panelled bath with tiled surround, mixer tap with shower attachment and glazed screen. Vanity unit with sink, mixer tap and cupboards below. Low level WC. Heated ladder rack towel rail.

From the landing stairs lead to:

**BEDROOM 3:** 15'2 x 12'2. Eaves window to the front with a view of the Cathedral spire and to the rear, eastwards, over neighbouring gardens and the City Walls. Two store cupboards. Radiator.

**SERVICES:** All main.

**PRICE GUIDE: £495,000 FREEHOLD**

**DIRECTIONS:** By foot from our office continue to the bottom of St John's Street and turn left onto East Street. Follow the road round to the right into Little London and having passed the entrance on the left into the public car park continue along and at the right hand bend continue straight ahead through the bollards and No 23 will be found a short distance along on the right hand side of the road.

**Please Note: Neither the heating system nor the services have been checked by the Agents.**

