



192 Orchard Street

Chichester, West Sussex PO19 1DF

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



192 Orchard Street

Chichester, West Sussex

A superbly presented and charming grade II listed period terraced cottage with two bedrooms, two receptions and a delightful south facing rear garden and rear access gate, overlooking the ancient Roman walls, only two minutes walk to the city centre.



Priory Park nearby to Roman Quarter



Chichester harbour and The South Downs

PROPERTY FEATURES

Sitting Room
Dining Room
open plan to a superb Kitchen
with integrated appliances
Two Bedrooms
Bathroom/WC
Gas fired central heating

OUTSIDE

Superbly kept rear garden
Outbuilding storage
Rear access gate

South facing rear aspect

Two minutes walk to city centre

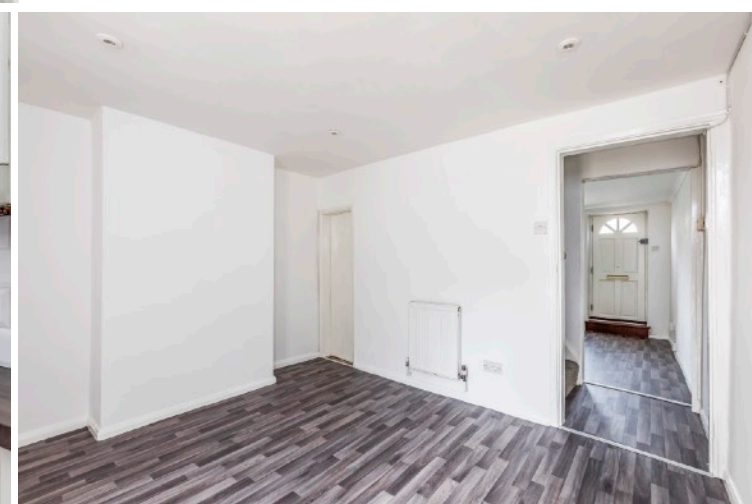
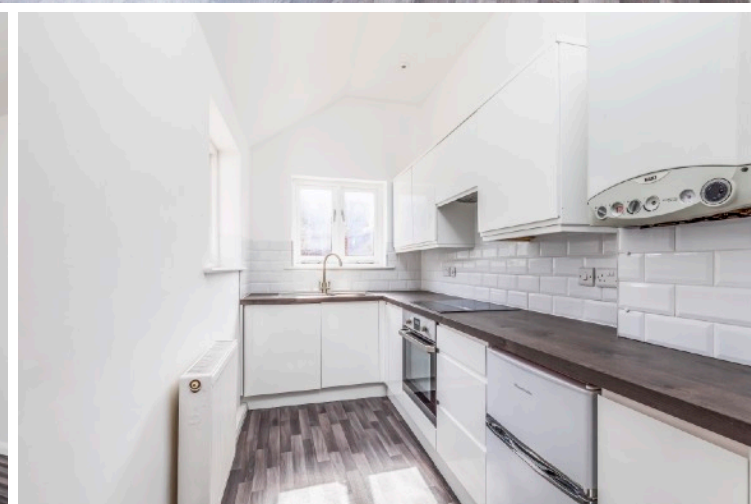
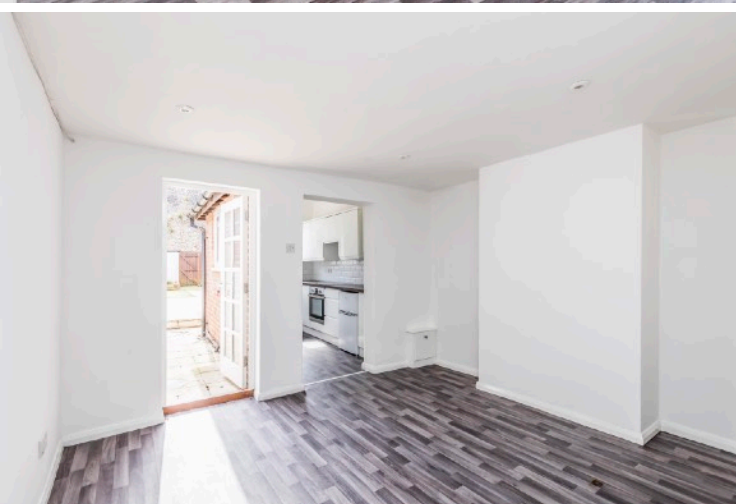


THE PROPERTY

"A charming Victorian cottage situated on the fringe of the city centre"

192 Orchard Street is a superbly presented grade II listed period terraced cottage located in the highly desirable historic city centre of Chichester, within a level walk to the wide array of interesting shops and fine restaurants. The property is superbly presented throughout and has been recently modernised about 3 yrs ago. The accommodation is particularly light and airy with plenty of natural light throughout. Upon entering the house there is a sitting room and doorway opening into the dining room which has door leading out to the rear garden. From the dining room there is an under stairs storage cupboard. There is a doorway opening into the modern kitchen which features a vaulted ceiling and has a range of wall and base units with work top and an integrated electric oven, hob and hood, and a washing machine. A staircase between the sitting room and dining room leads upto the first floor landing leading to the two bedrooms and a superb modern shower room/wc. From the first floor rear bedroom beyond the Roman wall there is glimpse of the cathedral spire.

"A delightful South aspect rear garden with rear access gate"





CHICHESTER

The City of Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Birdham and Chichester Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; University of Chichester, Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon College, Portsmouth Grammar school.





GARDEN

The rear garden is superbly kept and easy to manage with an extensive paved patio and raised flower/shrub bed bordered by attractive timber railway sleepers. There is a useful outbuilding for storage and a rear access gate.

LOCATION & COMMUNICATIONS

Orchard Avenue is extremely well located close to the Roman walls, which provide an interesting and fascinating walk round much of the City and located within a short level walk of shopping centre, which includes a Marks and Spencer Food store about 3 minutes walk and wide variety of Restaurants and the Oxmarket Centre of Arts and various places of worship including Chichester Cathedral.

Chichester Harbour is within easy reach, Dell Quay Sailing Club and Bosham Sailing club, are respectively about 2 miles to the South and 4 miles to the west of the City. About three miles from the city centre at Fishbourne village there is the Internationally renowned historic Roman Palace & Gardens (dated 75AD) & Gardens (The palace is the largest residential Roman building discovered in Britain).

The South Downs National Park to the north of Chichester is accessible by road. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 3 miles north east of the City.

Chichester mainline rail station links to London Victoria (95mins) and via Havant to London/Waterloo (95mins). The A3 (M) motorway is about 11 miles west, connecting to the M25 Junction10 and to central London/Westminster about (75miles) and Airports at Heathrow (65miles) or alternatively Gatwick via A27/A24 (49miles). Southampton International Airport (35miles) and Portsmouth (17 miles) both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. All times are subject to change and distances are approximate.





Only 2 miles to the Harbour at Dell Quay

COASTAL & COUNTRY PURSUITS

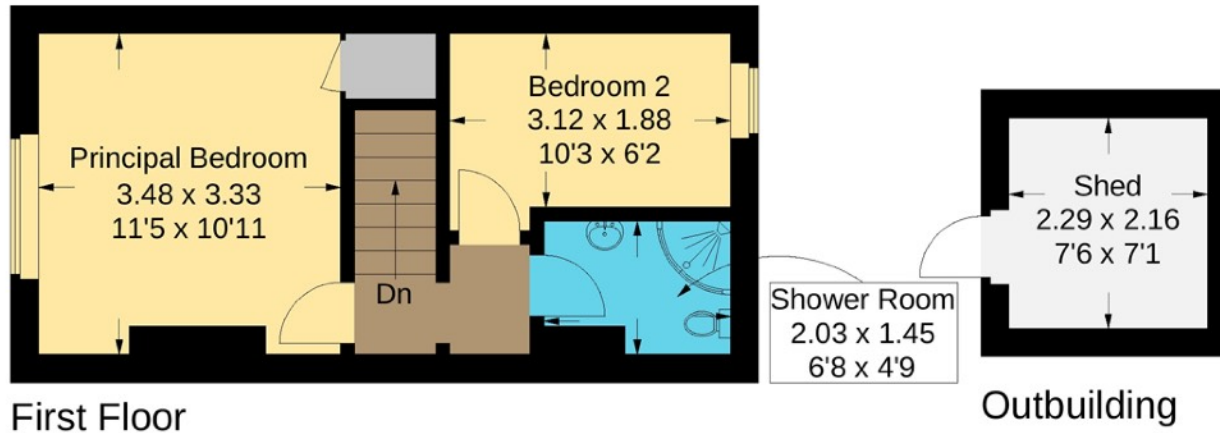
Chichester is well renowned for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside has been designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserve at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.

192 Orchard Street, Chichester

Approximate Gross Internal Area = 58.7 sq m / 632 sq ft

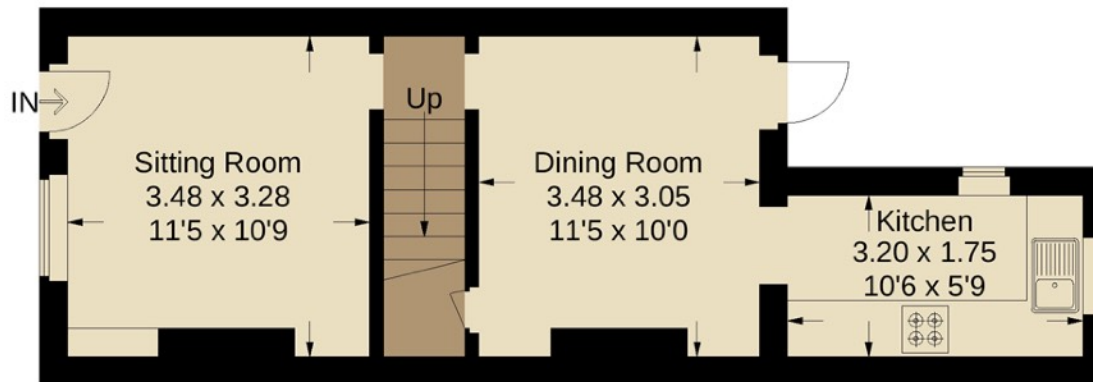
Outbuilding = 5.1 sq m / 55 sq ft

Total = 63.8 sq m / 687 sq ft



First Floor

Outbuilding

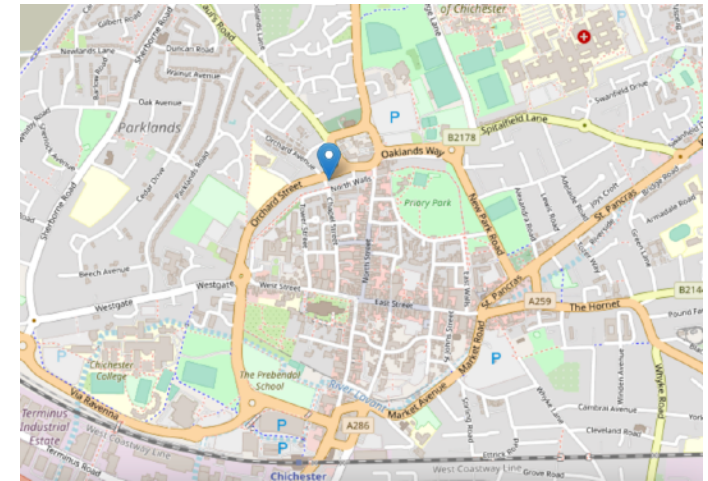


Ground Floor

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.



SERVICES: Mains electricity, water, gas central heating and drainage.
LOCAL AUTHORITY: Chichester District Council: 01243 785166
EPC Rating: C



Brochure: March 2021



Goodwood Racecourse



Goodwood Festival of Speed



West Wittering - East Head

Viewings by Appointment
 Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation, (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. Photographs and Maps and all plans in these particulars are shown for illustration purposes and as a guide only. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959

**Michael
 Cornish**

PROPERTY SALES & ACQUISITIONS