

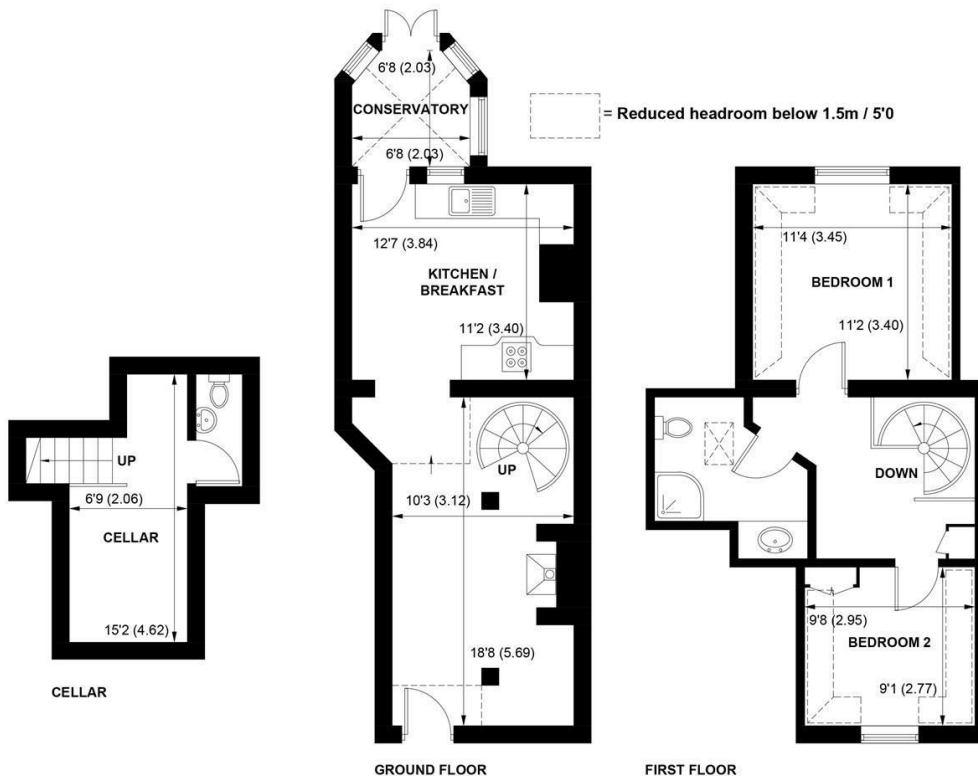
SW

Sims Williams



3, SOUTH PALLANT, CHICHESTER, W SUSSEX, PO19 1SY





CELLAR

GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 791 SQ FT / 73.5 SQ M

CELLAR = 117 SQ FT / 10.9 SQ M

TOTAL = 908 SQ FT / 84.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£475,000 Freehold

3, SOUTH PALLANT,
CHICHESTER,
W SUSSEX, PO19 1SY

- Grade II Listed
- Beautiful Period Home
- South Pallant
- Excellent Level Of Finish
- Courtyard Garden
- Basement
- Two Bedrooms
- Wood Burning Stove

COUNCIL TAX BAND

Band = E

To the front of the house is the living room with exposed beams, oak floors and inglenook fireplace which houses the gas stove. There is also access to a very useful cellar which provides plenty of storage space and a w.c. Adjacent is the modern fitted kitchen/dining room with white fitted units topped with hard wood work surfaces and butler sink. To the rear of the house is the conservatory which offers bright living accommodation and access to the courtyard garden.

The spiral staircase leads upstairs to a large landing, two well proportioned bedrooms and a stylish shower room. The entire house has been finished to an excellent standard and is presented immaculately throughout with beautiful period features on show including: exposed beams, inglenook fireplace and sash windows.

The location of any property is of paramount importance and if you are seeking a period home in close proximity to all the city has to offer, this house will not disappoint. Just a stone's throw away is Pallant House Gallery and a short walk up North Pallant will

take you into East Street. Other amenities in Chichester include the Festival Theatre and there are numerous sporting activities to be enjoyed, including golf and racing at Goodwood and sailing at Chichester Harbour.

Directions...

From our office in Southgate proceed on foot into South Street. Turn right into Theatre Lane and at the junction with South Pallant turn right. The house can be found on the right hand side just before the small cross roads.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



