




24 Little London, Chichester

A charming period cottage just a stone's throw away from the city centre and Priory Park

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- ▶ A charming Grade II listed period cottage
- ▶ Two reception rooms
- ▶ Private walled garden
- ▶ Gas central heating
- ▶ Central location
- ▶ Three bedrooms
- ▶ No onward chain
- ▶ Sealed unit double glazing in timber frames

A fantastic opportunity to purchase a property nestled within the ancient city walls, in the heart of the city centre, after 40 years of occupancy with the previous owner.

This lovely home exudes charm and character and is arranged over three storeys. On the ground floor there are two reception rooms and a kitchen. The sitting room has a recessed fireplace with a brick hearth and a coal effect living flame gas fire. There are two multi paned glazed doors, one through to the dining room and the other to the kitchen. From the kitchen a stable door opens to a sunny east facing walled courtyard garden.

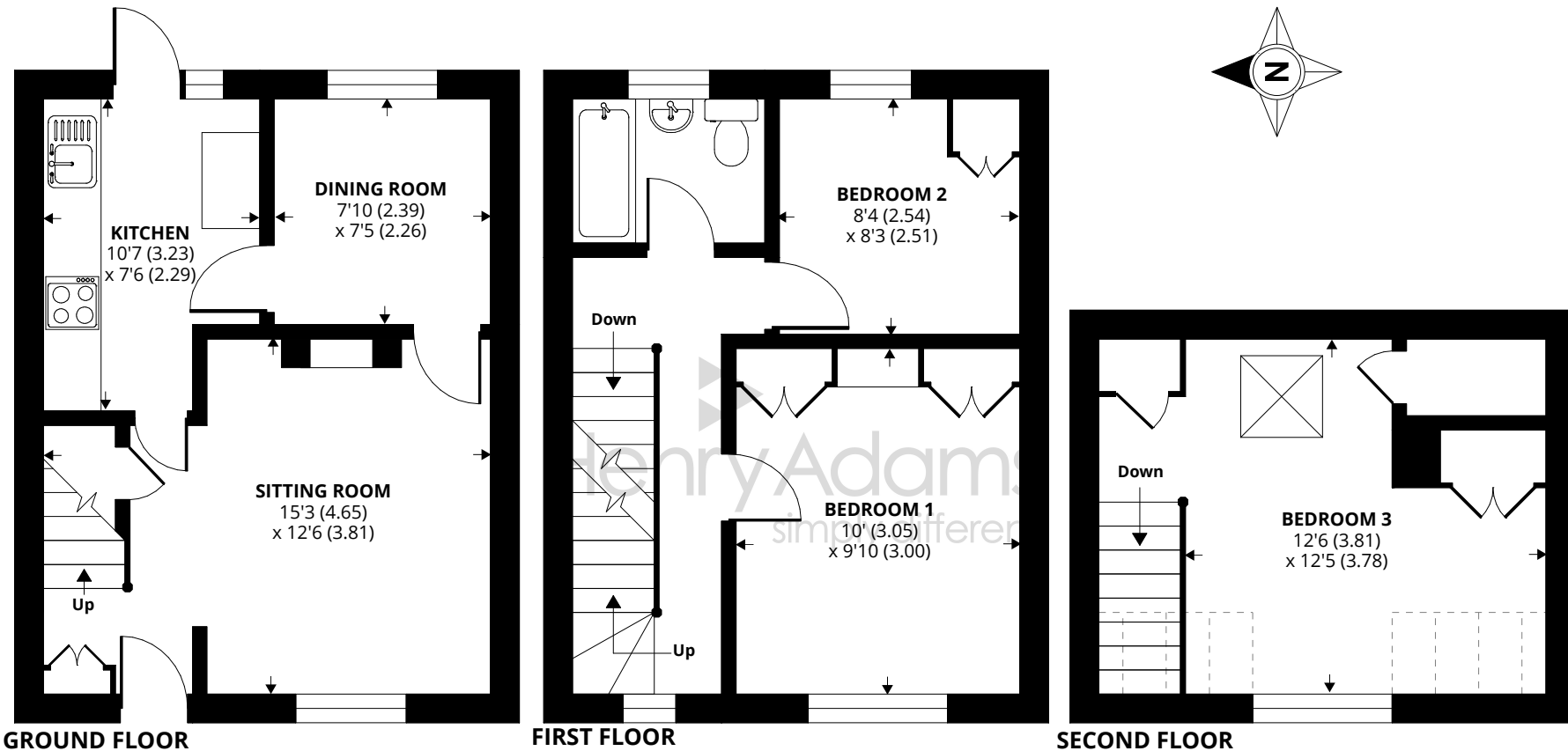
On the first floor there are two bedrooms and a bathroom. Bedroom three is a bright dual aspect on the second floor, access via a multi paned glazed door and stairs from the first-floor landing.

The property is in need of modernisation which is reflected in the price and has the benefit of no onward chain.

Note: We understand the wrought iron gate in the rear boundary will be replaced by a matching wall by the owners of the neighbouring property to whom the wall belongs.

Chichester district council - 23/24 Tax Band E £2,589.17





Little London, Chichester, PO19

Approximate Area = 800 sq ft / 74.3 sq m

Limited Use Area(s) = 30 sq ft / 2.8 sq m

Total = 830 sq ft / 77.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2023. Produced for Henry Adams. REF: 1000248

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From our offices in Chichester, proceed on foot in a northerly direction. Proceed into Little London and number 24 is on the right after East Row, beyond the bollards. <https://what3words.com/onion.hammer.socket>

