




152 St Pancras, Chichester

A charming town house requiring a new lease of life

 1  4  1  N/A

- ▶ **Grade II listed town house requiring extensive updating**
- ▶ **City centre location**
- ▶ **No forward chain**
- ▶ **Two first floor bedrooms and bathroom**
- ▶ **South facing walled courtyard garden and outbuilding**
- ▶ **Arranged over four storeys including a cellar**
- ▶ **Sitting room and kitchen**
- ▶ **Two second floor bedrooms**

Situated in the heart of the city centre, this Grade II listed town house is just waiting to have renewed life breathed into it.

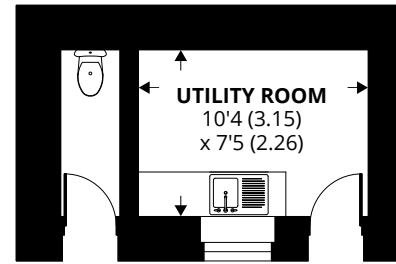
This charming property is arranged over four storeys including a cellar. On the ground floor there is a sitting room and kitchen, while on the first floor there are two bedrooms and a bathroom. Two further bedrooms on the second floor complete the accommodation.

The kitchen has a door leading out to a small south facing walled courtyard garden with a brick built out house, currently set up as a utility room with light and power, and an adjacent WC.

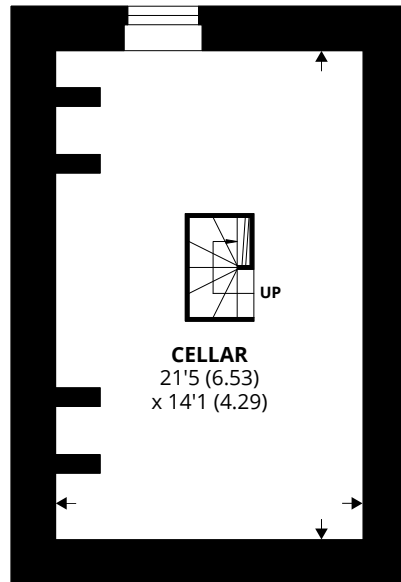
The property is offered for sale with no onward chain.

Chichester District Council - 23/24 Tax Band E £2,589.17

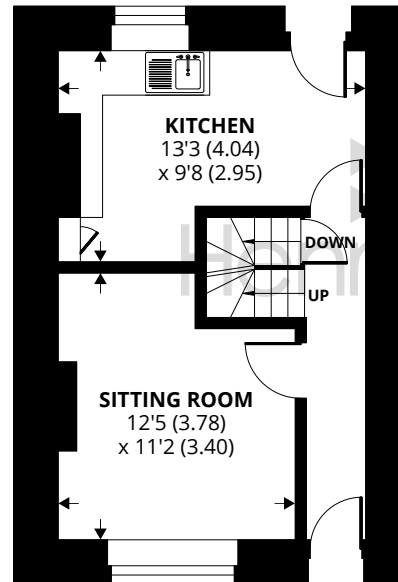




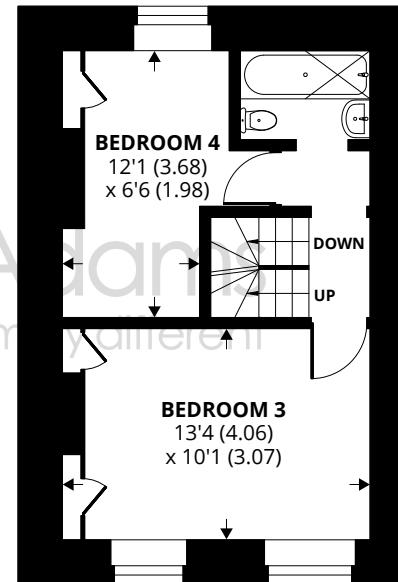
OUTBUILDING



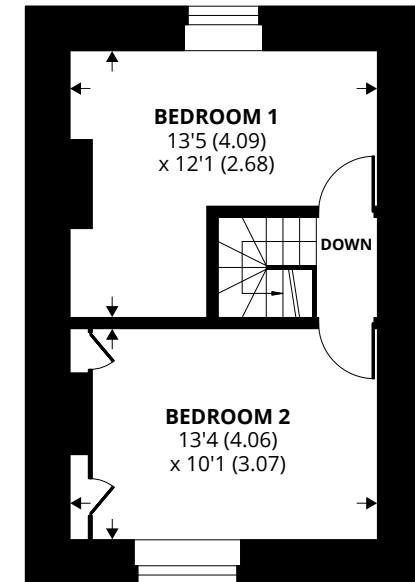
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1216 sq ft / 113 sq m

Outbuilding = 98 sq ft / 9.1 sq m

Total = 1314 sq ft / 122.1 sq m

For identification only - Not to scale



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 property can be found within a short walk of the pedestrianized city centre. 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From the end of East Street, proceed into the one way system and the property can be found on the right before Kwikfit.

what3words.com/acute.twigs.nodded

