



## 49 St Pancras, Chichester

Charming period cottage with off-road parking close to the city centre



- ▶ Half a mile level walk from the city centre
- ▶ Off-road parking to the rear
- ▶ Open plan sitting/dining room
- ▶ Walled & fenced rear garden
- ▶ Tastefully updated in recent years
- ▶ Arranged over three floors
- ▶ Modern kitchen & bathroom
- ▶ No onward chain

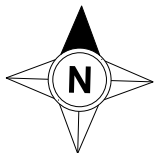
Nestled within a mere half-mile level walk from the city centre, this charming period cottage exudes an air of traditional elegance, tastefully updated in recent years by its present owners. This delightful property boasts off-road parking at the rear, easily accessible via a small service road - a rare commodity in this city centre locale. Spanning three floors, the cottage offers a well-thought-out layout that maximises both space and functionality.

Upon entering, there is an entrance hall which leads seamlessly into the open plan sitting room and dining area. The sitting room, featuring a charming fireplace as its focal point, creates a welcoming ambience that is sure to enchant residents and guests alike. The modern kitchen, thoughtfully designed, provides a functional space. Ascending to the first floor, a well-appointed bedroom and bathroom await, offering comfort and privacy in equal measure. The second floor reveals an additional bedroom, perfect for accommodating guests or serving as a peaceful retreat.

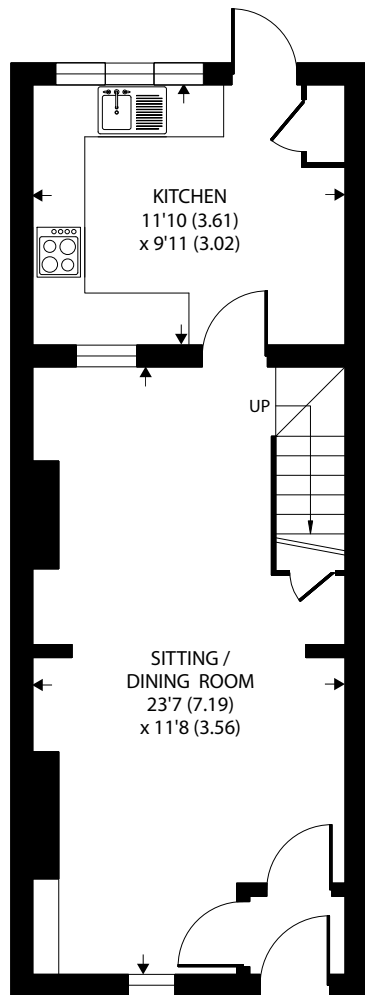
Outside, the property features a walled and fenced rear garden, providing a private oasis for relaxation and outdoor enjoyment. A patio area offers the ideal spot for al fresco dining.

Beautifully presented, this period cottage is ready to move into, offering a seamless transition for its new owners. Furthermore, with no onward chain, the process of making this charming property your own is as straightforward as it is enticing.





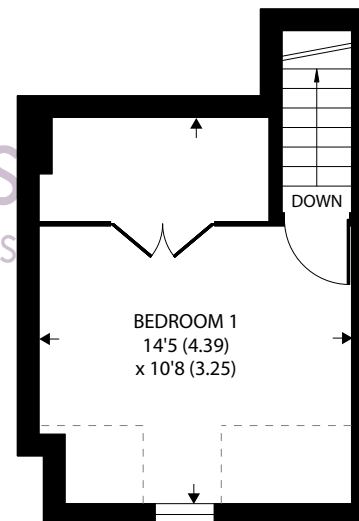
Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Approximate Area = 850 sq ft / 79 sq m  
Limited Use Area(s) = 24 sq ft / 2.2 sq m  
Total = 874 sq ft / 81.1 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 cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north and 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 excellent 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

Proceed out of Chichester along St Pancras (A285). Pass Litten Park on your left and number 49 is on the left opposite St Pancras Parish Hall.

[what3words.com/matter.hops.ladder](http://what3words.com/matter.hops.ladder)

Chichester District Council - 24/25 Tax Band D £2,225.10

