



104 Orchard Street, Chichester

An attractive flint and brick cottage in the heart of the city centre



- ▶ A charming two bedroom cottage
- ▶ Semi open plan living space
- ▶ Timber framed conservatory
- ▶ Walled rear garden
- ▶ Central location
- ▶ Kitchen, utility and cloakroom
- ▶ First floor bathroom
- ▶ No onward chain

Presenting a charming two bedroom end terraced house backing onto the ancient Roman city wall. This period cottage exudes character and history, offering a delightful living space in a central location, approximately third of a mile level walk from the city centre shopping precinct.

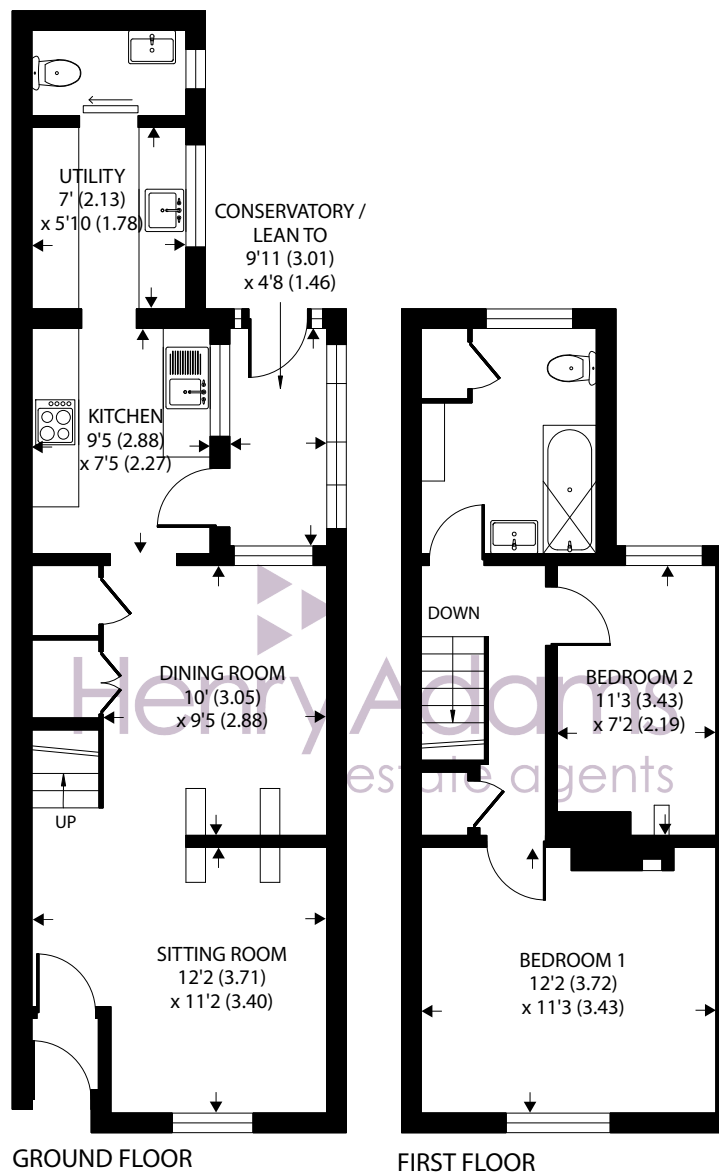
The attractive brick and flint front elevation of this property sets the tone for its warm and inviting ambience. Upon entry, a small hall welcomes you into a semi open-plan layout, featuring a sitting room at the front leading seamlessly through to a dining room at the rear, creating a fluid living experience ideal for relaxation or entertaining. The kitchen boasts fresh white fronted cupboards complemented by wooden worktops, along with a convenient utility room and ground floor cloakroom for added functionality. A timber-framed conservatory leads out to the rear garden.

Upstairs, this home offers two well-proportioned bedrooms, providing comfortable retreats for rest and relaxation. The first-floor bathroom ensures convenience and privacy for residents and guests alike.

The property includes a forecourt front garden that adds to its charming kerb appeal, while side pedestrian access leads to the mature walled rear garden. The rear garden features a lawn, shrubs, and a raised deck area at the far end. A practical timber shed provides additional storage space for outdoor equipment or tools.

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





Approximate Area = 842 sq ft / 78.2 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 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

From the Northgate circulatory system, proceed in a south west direction along Orchard Street. 104 Orchard Street is halfway along on the left opposite the school.

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