



LITTLE LONDON MEWS CHICHESTER, PO19 1YA

**£525,000
FREEHOLD**

Quietly located within the heart of Chichester, this modern and skilfully designed townhouse offers flexible city centre living and has the benefit of a garage.



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LITTLE LONDON

Gas fired central heating | 3 Bedrooms | Large open plan sitting/dining room | 3 Bathrooms (1 en-suite) | Garage | Mews style development | City centre location | On onward chain



Situated in the heart of Chichester within a very short and level walk of Marks & Spencer and the shopping hub of East Street, this

attractive townhouse is set in a bespoke mews development of 5 similar houses and overlooks a pretty courtyard. The property offers light and flexible accommodation arranged over 3 storeys and has a good sized, integral garage with an up and over door.

Accommodation

On the ground floor there is a neatly proportioned entrance hall which leads to a ground floor shower room/cloakroom and beyond into a west facing bedroom/study. The large integral garage is also accessed internally by the entrance hall with vehicle access provided to the front via an up and over door. On the first floor there is a west facing fitted kitchen and a spacious, 20ft sitting/dining room with multi aspect. The latter also has a feature fire and pretty Juliet balcony (accessed via French doors) which overlooks a well-kept courtyard which the mews centres around. On the second floor there is an en-suite master bedroom (with built in storage), a shower room and a further bedroom.

Location

The property is set within the heart of Chichester. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

LITTLE LONDON

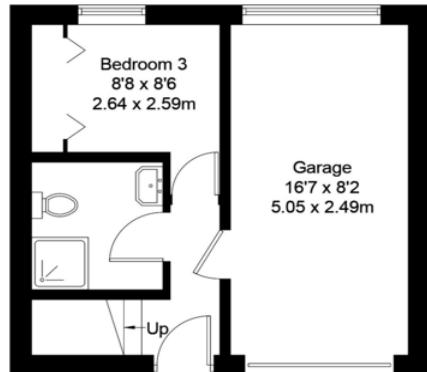


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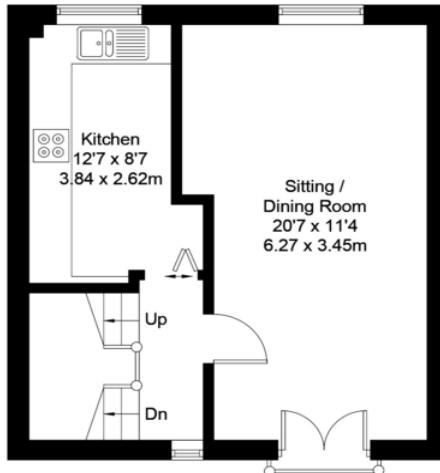
APPROXIMATE GROSS INTERNAL AREA = 1057 SQ FT / 98.2 SQ M



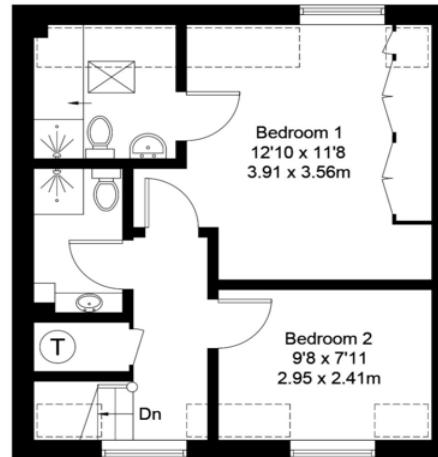
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Ground Floor



First Floor



Second Floor

EPC – TBC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID706687)

Produced for Hancock & Partners

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