



# Canal Wharf, Chichester, West Sussex

[todansteecom.com](http://todansteecom.com) 01243 523723



**Tod Anstee**  
Property Consultants

# Canal Wharf, Chichester, West Sussex

A well presented and spacious waterfront property (approx. 1,378 sq ft) located within an award winning gated development at the historic basin of Chichester Ship Canal.

3 bedrooms (2 en suite) | kitchen/breakfast room | study area | bathroom | cloakroom | balcony | entrance hall | patio garden | car port | allocated parking



## Distances & Transport:

City Centre: 0.3 miles | Railway Station: 0.2 miles | Chichester Marina: 3 miles | Goodwood: 4 miles |  
West Wittering Beach: 7.7 miles | Central London (via Midhurst): 67 miles

All distances are approximate





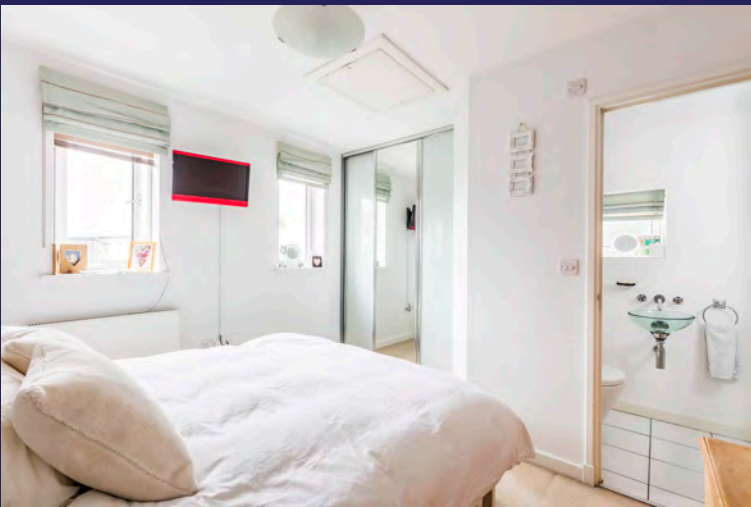
### Description:

This bright and modern three-storey townhouse provides spacious accommodation throughout. In recent years the property has been redesigned to form a well-fitted kitchen/dining room on the ground floor (with direct access onto the patio garden), along with installing a first floor sliding partition within the third bedroom to allow space for a private study area, nursery or playroom.

A further feature is the large south-facing reception room. Situated on the first floor there is balcony which provides a view directly across the canal basin.

On the second floor are two double bedrooms, the principal having a ceiling height, feature window with a Juliet balcony, allowing a lovely light ambiance to this attractive room. Both of these second floor bedrooms have beautifully fitted en-suite facilities and built-in wardrobes.

Completing the accommodation there is a ground floor cloakroom, entrance hall and a car port. Allocated parking is also provided.



### Situation:

Canal Wharf is located to the south of the City centre at the southern end of Basin Road. This small exclusive development is within easy access to the heart of the City, in a tranquil canal side location. A lovely promenade provides a continuous walk/cycle ride around the canal and onto Chichester Marina.

The beautiful cathedral City of Chichester has a fascinating history and considerable connections with the Roman Empire as seen by the archaeological remains of the city walls. Trade and prosperity flourished particularly during the early 1800's with the construction of the imposing Corn Exchange in East Street and the beautifully preserved streets of the City. There is a wide choice of social and recreational activities including a multi-screen cinema, sports centres with swimming pools, and a fine selection of restaurants, wine bars and bistros. In addition, for those in pursuit of cultural activities, there is the award winning Pallant House Gallery and the internationally renowned Festival Theatre.

The property also provides the benefit of being within a short walk to the mainline railway station.



viewing strictly by  
appointment

## General Information

FREEHOLD  
EPC Rating: C

Postcode:  
PO19 8EY

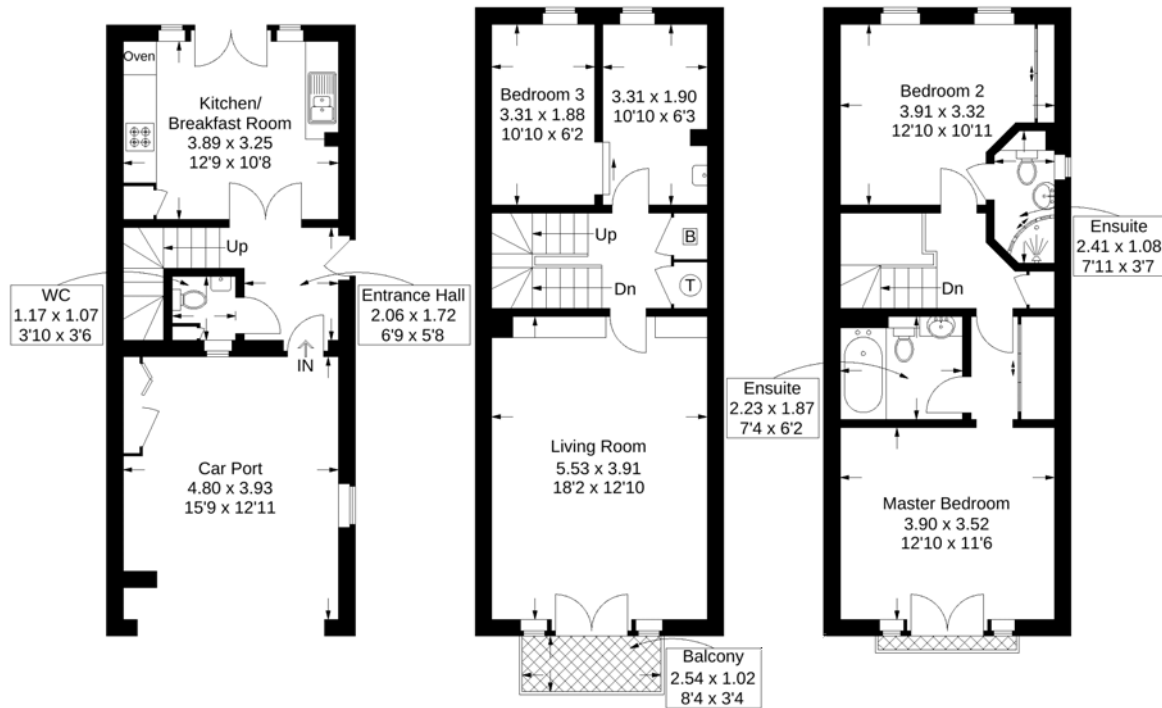
Services:  
Mains drainage / water /  
gas / electricity

Chichester District Council:  
01243 785166  
West Sussex County Council:  
01243 777100



## Canal Wharf, Chichester

Approximate Gross Internal Area = 128 sq m / 1378 sq ft

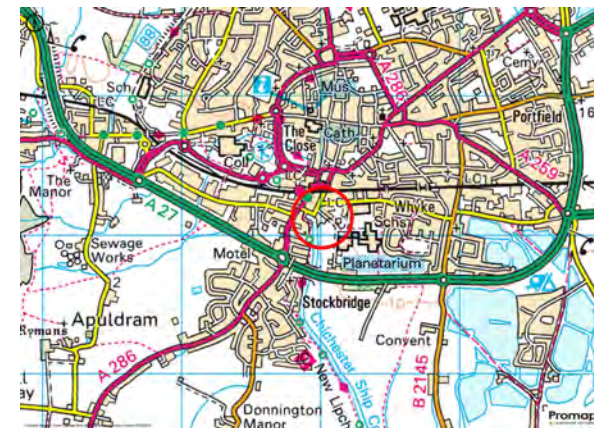
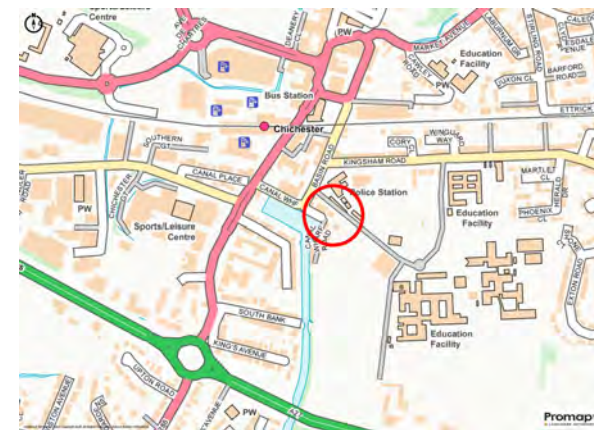


Ground Floor

First Floor

Second Floor

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.



**todanstee.com**

01243 523723

sales@todanstee.com

Tod Anstee Property Consultants Ltd for itself and as agent for the vendor or lessor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or Contract. 2. Reasonable endeavours have been made to ensure that information in these particulars is materially correct but any intending purchaser or lessee should satisfy himself by inspection, searches, enquiries and survey. 3. All statements in these particulars are made without responsibility on the part of Tod Anstee Property Consultants Ltd or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Tod Anstee Property Consultants Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair, condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when taken and you should rely upon actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.

The Old Coach House, 14 West Pallant, Chichester, West Sussex, PO19 1TB