



# WASHINGTON STREET

CHICHESTER, PO19 3BN

£399,950  
FREEHOLD

An attractive Georgian cottage of great character with a south facing garden located just north of the city centre on one of Chichester's prettiest roads.



**hancock**  
Lettings & Estate Agents

Grade II Listed | Period features & character | 2 Double bedrooms  
| First floor family bathroom |  
Ground floor cloakroom | Useful  
lower ground floor room | No  
onward chain



This delightful cottage is set in a terrace of similar and equally attractive period homes. The light and airy accommodation is arranged over three floors and to the rear faces south. A key feature is a large sitting/dining room, complete with wood burning stove and a large south facing bay window. The property has also been extended to the rear to offer a ground floor cloakroom and the basement level has been converted to create a lower ground floor room which could easily be used as a home office or hobby room. The property is located on Washington Street, one of the most desired roads in Chichester and is a short distance from the city centre but also has the benefit of a number of local amenities close by which include a public house and a convenience store.

#### Accommodation

Once inside there is an entrance hall leading to a fitted kitchen and beyond into a dining area which in turn flows nicely into a sitting room full of natural light. The latter has a large south facing bay window and a wood burning stove. To the rear of the property there is a useful cloakroom and access to the south facing garden via French doors. On the first floor, off a central landing there are two double bedrooms (with ample built in storage) and a family bathroom. The basement

level has been converted to create a very useable lower ground floor room which in the past has been used as an office. Just to the rear of this space there is a good sized storeroom access via single door.

#### Outside

To the rear lies a pretty, enclosed south facing garden complete with mature borders and a number of terraced areas, perfect for alfresco dining or simply catching the sun's rays. To the front there is a paved area which gives access to the front door.

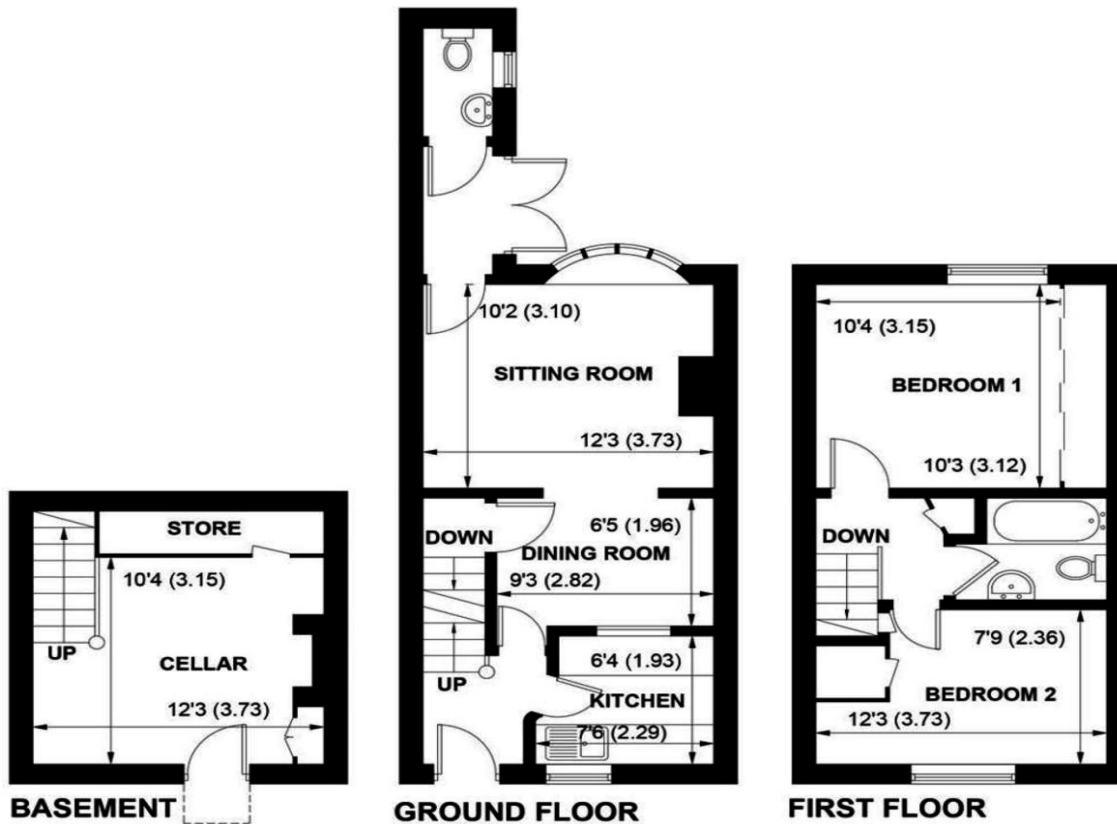
## Location

The property is located on a pretty residential road just to the north of Chichester's city centre. 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.





Grade II Listed



APPROXIMATE GROSS INTERNAL AREA = 631 SQ FT / 58.6 SQ M

BASEMENT = 157 SQ FT / 14.6 SQ M  
(INCLUDING CELLAR)

TOTAL = 788 SQ FT / 73.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice)

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

