



8 ST PAULS GARDENS
CHICHESTER

JACKSON-STOPS 

**8 ST PAULS GARDENS, CHICHESTER,
WEST SUSSEX**

**GUIDE PRICE
£675,000 FREEHOLD**

A well presented mid-terrace property located in a sought after position close to Chichester city centre.



DISTANCE

CLOSE TO THE CITY CENTRE
GOODWOOD 4 MILES
WEST WITTERING 9 MILES
LONDON 72 MILES

GROUND FLOOR

- Reception Hall
 - Cloakroom
 - Kitchen/Breakfast Room
 - Sitting/Dining Room
-

FIRST FLOOR

- Principal Bedroom with En-Suite Bathroom
 - Second Bedroom
-

SECOND FLOOR

- 2 Bedrooms
-

OUTSIDE

- Pretty Walled Garden
- Allocated Parking
- Garage

DESCRIPTION

Located in an excellent position close to Chichester city centre, 8 St. Pauls Gardens forms part of a small select development built in the grounds of St. Pauls Rectory. The property offers well-presented accommodation arranged over three floors with a pretty walled garden.

The property benefits from a modern, well-fitted kitchen/breakfast room with integrated appliances including a five ring gas Rangemaster professional range cooker. There is also a good size sitting/dining room with the dining area having double glazed casement doors that provide access out onto a most attractive walled garden. There is also a ground floor cloakroom.

On the first floor there are two bedrooms. The principal bedroom has a well-appointed en-suite bathroom and views towards Chichester Cathedral spire and there is also a separate modern shower room. On the second floor there are two further bedrooms, again one having views towards Chichester Cathedral spire. All of the bedroom windows have fitted shutters.

Outside, the property has a small front garden, two allocated parking spaces and a garage. To the rear there is a most attractive walled garden with an entertaining terrace, a lawned area of garden and well stocked flower borders.

St. Pauls Gardens can be found in a convenient position just a short walk from Chichester city centre which offers an extensive range of shopping facilities and an excellent choice of restaurants, bars and bistros.

The Festival, Minerva and Nest Theatres lie just a short distance. Other nearby facilities include the Westgate sports centre, Chichester Tennis, Racquets and Fitness Club and New Park Cinema.

A mainline station provides a regular service to London Victoria in about 1 hour 35 minutes. The Goodwood Estate hosts numerous events throughout the year including the Festival of Speed centred around Goodwood House itself as well as the three day Revival meeting and Members Meeting held at its historic motor circuit. Goodwood also has its own private country club, golf course and full horse racing calendar including the Qatar Goodwood Festival.







Services: Mains electricity, gas, water and drainage.

Fixtures & Fittings: Are excluded from the sale but may be available by separate negotiation.

Local Authority: Chichester District Council, East
Pallant House, Chichester Tel: 01243 785166
Council Tax Band: E

Directions: PO19 3BA

What3Words: goes.boost.translated

8 St. Pauls Gardens, St. Pauls Road, PO19 3BA

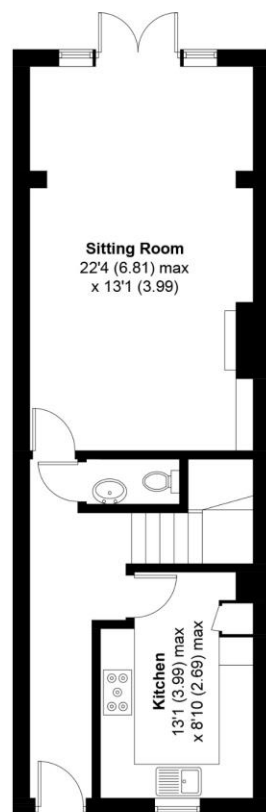
APPROXIMATE GROSS INTERNAL AREA = 1335 SQ FT / 124.0 SQ M

GARAGE = 147 SQ FT / 13.7 SQ M

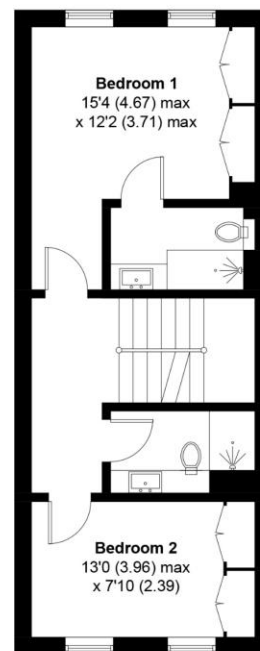
TOTAL = 1482 SQ FT / 137.7 SQ M



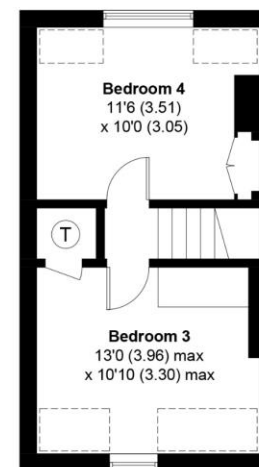
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



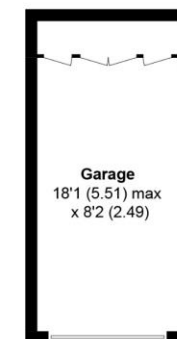
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



(Not Shown In Actual
Location / Orientation)

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. Created by Emzo Marketing (ID1302211)
Produced for Jackson - Stops

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

CHICHESTER SALES

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