



6 WEST PALLANT
CHICHESTER

JACKSON-STOPS 

6 WEST PALLANT, CHICHESTER, WEST SUSSEX

**GUIDE PRICE
£550,000 FREEHOLD**

An attractive Georgian townhouse, Listed Grade II, located in the heart of Chichester city centre offering well presented accommodation of great character with a small courtyard garden.



DISTANCE

CITY CENTRE 200 YARDS

GOODWOOD 4 MILES

WEST WITTERING 9 MILES

LONDON 75 MILES

GROUND FLOOR

- Sitting Room
- Kitchen/Breakfast Room
- Second Reception Room (Lower Ground Floor)

FIRST FLOOR

- Principal Bedroom with Jack-and-Jill Bathroom

SECOND FLOOR

- 2 Bedrooms – 1 with En-Suite Shower Room

OUTSIDE

- Small Courtyard Garden with Outside Store



DESCRIPTION

The property occupies a central position within the city walls in the much favoured Pallant district of Chichester. Just a short walk from the pedestrianised city centre, 6 West Pallant is a charming Georgian townhouse, Listed Grade II, offering very well presented accommodation of great character arranged over four floors with a number of period features throughout including exposed floor boards, an attractive brick fireplace in the sitting room and exposed brick wall in bedroom two on the second floor. There are also some pretty stained glass internal windows.

The ground floor has a sitting room with exposed flooring throughout and a brick open fireplace with timber bressummer. The fireplace is currently not in use. A small inner hallway with stairs rising to the first floor, provides access to a well fitted modern kitchen/breakfast room with a good range of wall and floor units including carousel, pull-out larder, integrated appliances including fridge, separate freezer, oven and hob. This room provides access via a part glazed door to the rear courtyard garden. Stairs then lead down to a second reception room with a modern steel and glass balustrade. This room has exposed ceiling timbers.

On the first floor the principal bedroom has a Jack-and-Jill bathroom and on the second floor there are two further bedrooms and an en-suite shower room.

Outside the property benefits from a small paved but useful rear courtyard garden with rendered and exposed flint walls. There is also a useful store room. The property has a pedestrian right of way at the rear.



LOCATION

Chichester city centre is dominated by its 12th Century cathedral and offers a number of social and recreational activities including multi-screen cinema complex, Westgate sports centre, New Park Cinema and the award winning Pallant House Gallery is just a short walk from the property. The Chichester Festival and Minerva Theatres can be found close by as well as Bishops Palace Gardens.

A mainline station provides regular services to London Victoria in about 1 hour 35 minutes. Other recreational activities nearby are centred around the Goodwood Estate which includes the Festival of Speed as well as the Revival and Members Meeting at its historic motor circuit. Goodwood also has its own private country club and golf course. The blue flag beaches and the National Trust Reserve at East Head can be found approximately 8 miles to the south.





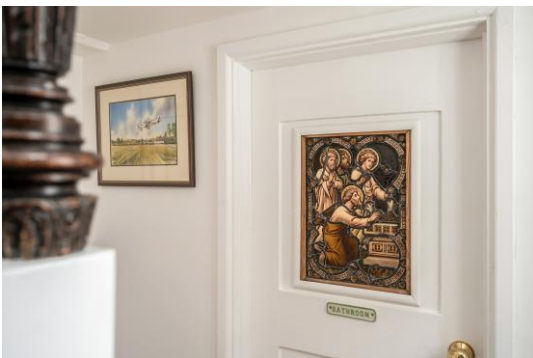
Services: Mains electricity, gas, water and drainage.

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: F

Directions: PO19 1TD

Standing in East Street by Marks & Spencer walk south along North Pallant, passing Pallant House Gallery on the left. On reaching the crossroads turn right into West Pallant. 6 West Pallant will be found on the right hand side.

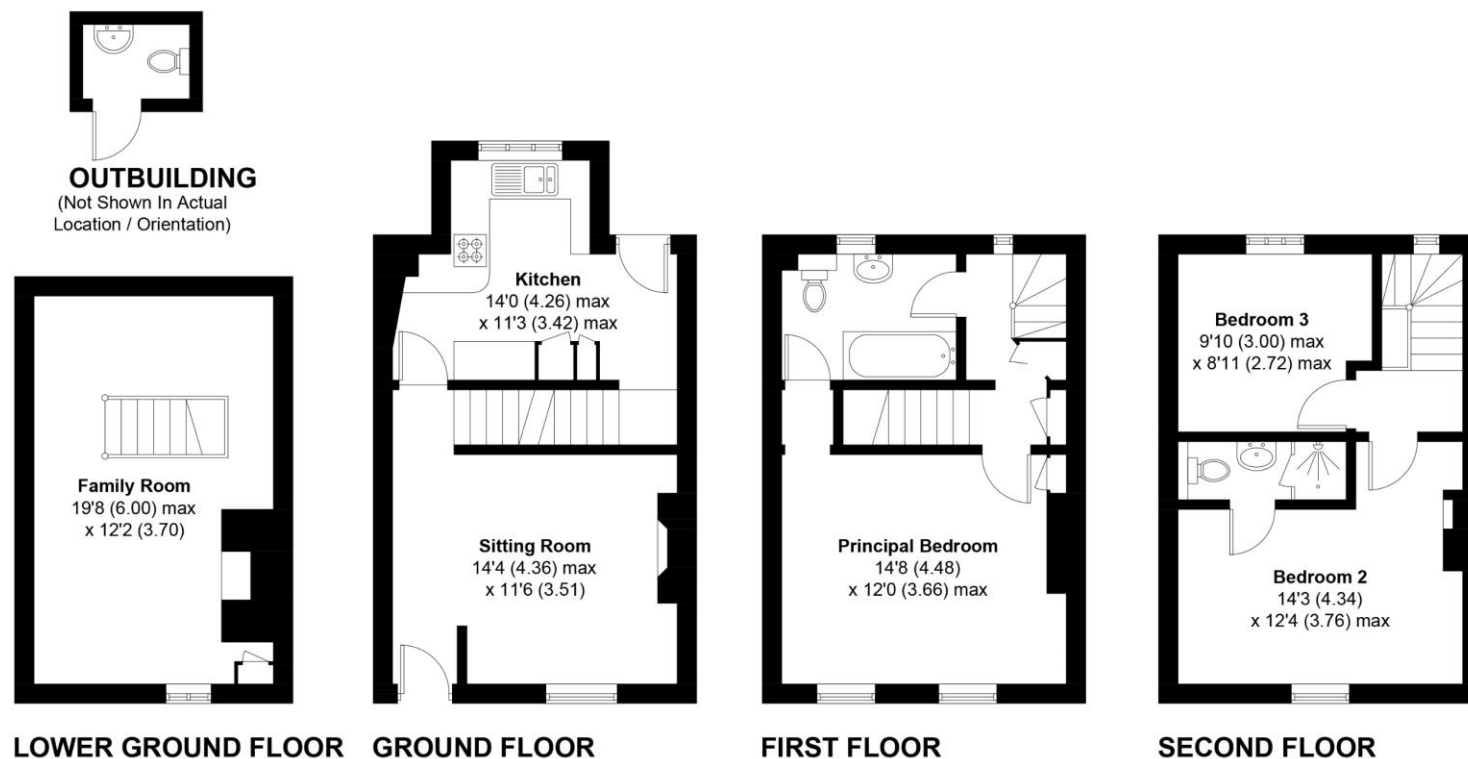


6, West Pallant, PO19 1TD

APPROXIMATE GROSS INTERNAL AREA = 1219 SQ FT / 113.3 SQ M

OUTBUILDING = 22 SQ FT / 2.0 SQ M

TOTAL = 1241 SQ FT / 115.3 SQ M



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 (ID1308876)

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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