

St. Johns Street

CHICHESTER, PO19

150 Years

JOHN D WOOD & CO.

London, Country & International Property

St. Johns Street

CHICHESTER, PO19

A beautifully presented Regency house with garage, offering magnificent proportions and an additional two bedroom self-contained apartment, situated in a highly sought after position within the historic City walls in Chichester. The main house offers exceptional accommodation with large, light filled rooms that capture the wonderful character of the original home blending this seamlessly with contemporary living. This Grade II listed property provides the high ceilings and decorative coving of homes of this era along with a wealth of other original features such as fireplaces and original sash windows and shutters. The rear garden is delightful and, and there is a superb roof garden/terrace with views over rooftops to the South Downs in the distance.

Accommodation

The ground floor accommodation forms the hub of the home with a generous kitchen with extensive units that opens onto the garden at the rear and breakfast area that leads through to a sitting room. Lower ground floor accommodation provides the perfect place for independent living for a relative or older child and offers a kitchen/dining room at the front with a door out to an outside passage. This floor also has a good sized double bedroom, sitting room and shower room. The first floor at St Johns Street captures the essence of grand period living within the city walls with an impressive double bay fronted drawing room overlooking the front and a perfectly positioned study at the rear with a cloakroom serving these two rooms. The second floor has a principle bedroom at the front of the house having two large bays and there is a further double bedroom at the











rear and a family bathroom. The third floor has a large double bedroom at the front and a further bedroom at the rear . A bathroom serves these two rooms with the rear bedroom having double doors to the magnificent roof terrace that surrounds this upper floor offering both panoramic distance views including the Cathedral spire. A double length garage offers excellent parking and storage with the additional separate apartment accessed from the rear of the garage space. This sizeable apartment is over two floors and provides a sitting room, kitchen and cloakroom on the first floor and two fair sized bedrooms on the second plus the family bathroom. This additional dwelling provides an excellent opportunity for sublet income either on a long term basis or through Airbnb.

Garden

The wonderful garden at the rear has a large paved area with flint wall boundary and leads through to the lawn with herbaceous and tree borders.

Location

St Johns Street is situated at the heart of the cathedral city of Chichester, within yards of its pedestrianised centre and occupies a prominent position within the old city walls. The property is well situated, being within a stone's throw of the extensive shopping facilities and close to the renowned festival theatre, museums and Pallant House gallery. There is a mainline railway station with a service to London Victoria and good road links to nearby towns and cities via the A27 with miles of wonderful countryside including the South Downs national park to the north.

The renowned Goodwood estate also lies to the north of the city with its annual Festival of Speed, Goodwood Revival, racecourse and golf courses.

The Chichester harbour area is excellent for water sport enthusiasts with a number of sailing clubs and lovely coastal walks with these areas being famous for West Wittering and East Heads sandy beaches.

A mainline station provides a regular service to London Victoria in about 1 hour 45 minutes and to other south coast resorts. Road communications are good with the A27 eastwards providing access to Worthing and Brighton, together with Portsmouth and Southampton to the west. Goodwood airfield provides landing facilities for small private aircraft, with commercial international flights from Southampton, Heathrow and Gatwick.

The surrounding area plays host to a wide variety of recreational activities including numerous golf courses. Glorious Goodwood is of course internationally known for its racecourse but also provides a private country club and is also famous for its' annual Festival of Speed and the Revival meeting at its' historic motor circuit. The waters of Chichester Harbour and The Solent are particularly popular with sailors, being some of the closest sailing facilities to London. There are a number of sailing clubs but most notably at Bosham, Itchenor, Chichester Marina and West Wittering. The beaches of West and East Wittering provide many opportunities for bathing, together with windsurfing, kite-surfing and land-boarding. The South Downs National Park provides some of the richest countryside in this part of southern England, criss-crossed with both bridle paths and footpaths.





















Asking Price: £1,650,000
Subject to Contract

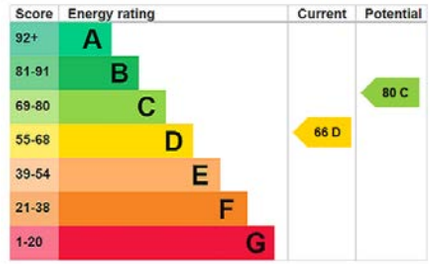
Local Authority: Chichester

Council Tax Band: G

Tenure: Freehold

Reference: CHB260054

Approximate Gross Internal Area:
4,805 sq.ft. / 446.5 sq.m.



St John's Street, Chichester, West Sussex, PO19

Approximate Gross Internal Area = 395.9 sq m / 4261 sq ft
Garage = 39.7 sq m / 427 sq ft
Outbuilding = 10.9 sq m / 117 sq ft
Total = 446.5 sq m / 4805 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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