



1 Cawley Road

Chichester, West Sussex PO19 1UZ

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





1 Cawley Road

Chichester, West Sussex

A handsome double fronted detached Victorian house of immense charm and character of elegant proportions, approx. 3,178 sqft in need of renovation, with off street parking and a south facing rear garden, well located within short walking distance to the city centre.



Chichester harbour and The South Downs

PROPERTY FEATURES

6 Bedrooms
2 Bathrooms
Separate wc
Landing

Impressive Reception Hall
Cloakroom/wc
Drawing Room
Sitting Room
Dining Room
Orangery
Kitchen/Breakfast Room
Utility Room

OUTSIDE

Rear garden and separate side entrance
Rear access to parking area for
a vehicle with potential for another vehicle
South facing rear garden

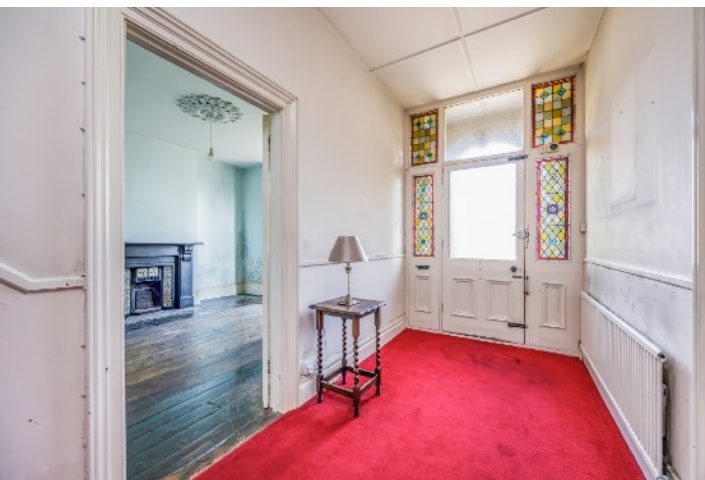
THE PROPERTY

1 Cawley Road is a handsome double fronted detached Victorian house of immense charm and character with elegant proportions and substantial accommodation including a number of attractive period character features including, period fireplaces, tall ceilings and large sash windows, in all approx. 3,178 sqft and in need of renovation. Well located within short walking distance to the mainline rail station and to the city centre opposite the ancient Roman walls. It is understood that many decades ago this was the home of a prominent wine merchant. Upon entering the house there is an impressive reception hall with doors leading to the front sitting room and front drawing room with a door into the Orangery. The rear dining room has french doors leading out to the rear garden and a door into the Orangery. There is a cloakroom/wc and a door leading down to a basement. From the hall a door leads into the breakfast room and kitchen with a range of units and a door leads to the utility room and storage cupboards with a door leading out to the side entrance. From the reception hall an impressive staircase rises to the landing with doors leading to four double bedroom and there is a dressing room/potential ensuite shower room and two bathrooms and a separate wc. From some of the bedrooms there is a glimpse of the cathedral spire. Another staircase rises to two further bedrooms.

GARDENS & GROUNDS

1 Cawley Road is set on a wide frontage with a front garden and side entrance leading to the rear garden which is accessed from the house with a driveway providing off street parking for vehicles. The rear garden is a "sun trap" facing south with a variety of shrubs and trees and further potential.

South facing garden with own parking area











CHICHESTER

1 Cawley Road is situated in the heart of the city centre opposite the Ancient Roman Walls, which provide a fascinating walk round much of the city, located within a short walk of Chichester rail station and only a few hundred yards of the city centre. The local Medical Centre, Primary and Secondary schools are within walking distance. Chichester city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The city has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Excellent amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Further attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, Chichester University, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.











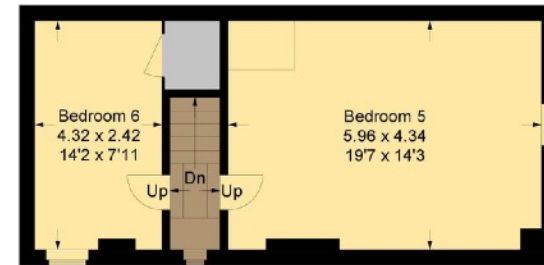
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Approximate Gross Internal Area = 295.3 sq m / 3178 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.2 sq m / 2 sq ft

Total = 295.5 sq m / 3180 sq ft

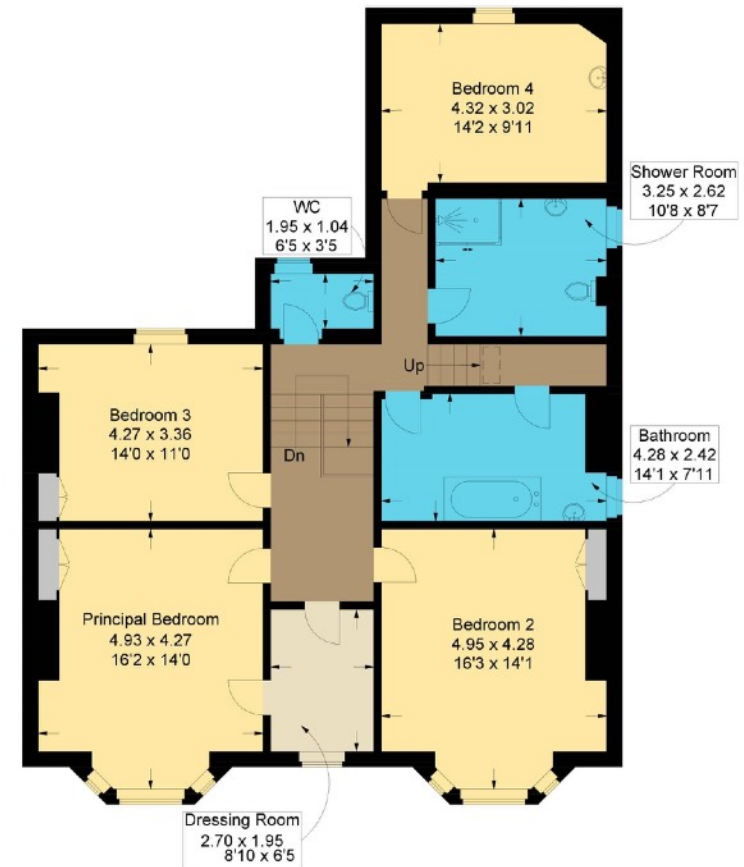


Second Floor



Basement

Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

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.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering Beach



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate, times change.

SERVICES: Mains electricity, water, gas and drainage

Council Tax Band: F Year 2025/26 £3,375.76

EPC Rating: F

LOCAL AUTHORITY: Chichester Council 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an ANOB and The South Downs National Park provides miles of footpaths and bridleways. Wonderful sandy beaches at the Witterings awarded the 'Blue Flag' status. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

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Viewing by Appointment

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