



129 St Pancras

Chichester, West Sussex PO19 7LH

Michael
Cornish
PROPERTY SALES & ACQUISITIONS



129 St Pancras

Chichester, West Sussex

A charming 5 bedroom attached period house of character, in all approx. 2,056 sqft including an integral garage, the property is in need of renovation and there is a delightful southerly rear garden approx 100ft backing the River Lavant, located opposite Litten Gardens park, only a short walk to the city centre.

PROPERTY

5 Bedrooms
2 Bathrooms (one ground floor)
Landing

L-Shaped Sitting Room/Dining area
Kitchen/Breakfast Room
Rear Hall/Lobby
Second small Kitchen
Living/Dining Room

OUTSIDE

Delightful enchanting
rear garden about 100ft in length
backing the River Lavant
Integral Garage with front access

Southerly facing rear garden
Short walk to city centre and park



Litten Gardens Park and War Memorial opposite St Pancras

THE PROPERTY

129 St Pancras is a charming 5 bedroom attached period house of character, in all approx. 2,056 sqft including the integral garage and the property is in need of renovation. Well located within short walking distance to the vibrant historic city centre and the ancient Roman walls and within walking distance of the mainline rail station. The property is located opposite Litten Gardens, which features a grade II listed war memorial and park benches set around delightful well kept grounds. Upon entering the house the front door opens into the L-shaped sitting room, which leads into the dining room area and a door leads to a shower room/wc. From the dining area a doorway leads into the kitchen/breakfast room with a range of wall and base units, worktops and appliances. From the L-shaped sitting room a staircase rises to a small landing leading to three bedrooms and through one of which leads to the main landing with doors leading to two further bedrooms and a bathroom/wc. From the main landing stair lead down to the rear hallway/lobby with a door into the rear garden. From the lobby a door leads into the 23ft long integral garage at the front. From the rear hallway/lobby a doorway leads into a small kitchen with units and appliances and a door leads into the rear living/dining room with lovely views over the rear garden. The property has a delightful rear garden with patio area and extensive lawn flanked by flower borders, shrubs, hedges, trees, with a good degree of privacy and a wonderful "sun trap" southerly rear aspect. At the far end of the garden, which is about 100ft long there is a wall beyond which one can see the gently flowing River Lavant, which meanders through the city.

**Close to the City centre with a
Southerly rear garden backing onto the small River Lavant**



CHICHESTER CITY

129 St Pancras is situated close to the city centre and 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.





129 St Pancras, Chichester, PO19 7LH

Approximate Gross Internal Area = 191 sq m / 2056 sq ft



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



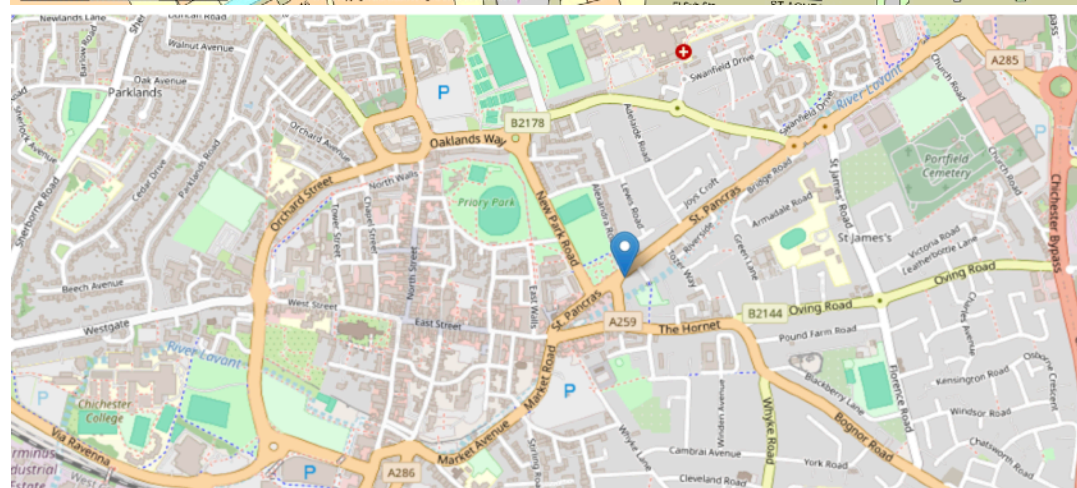
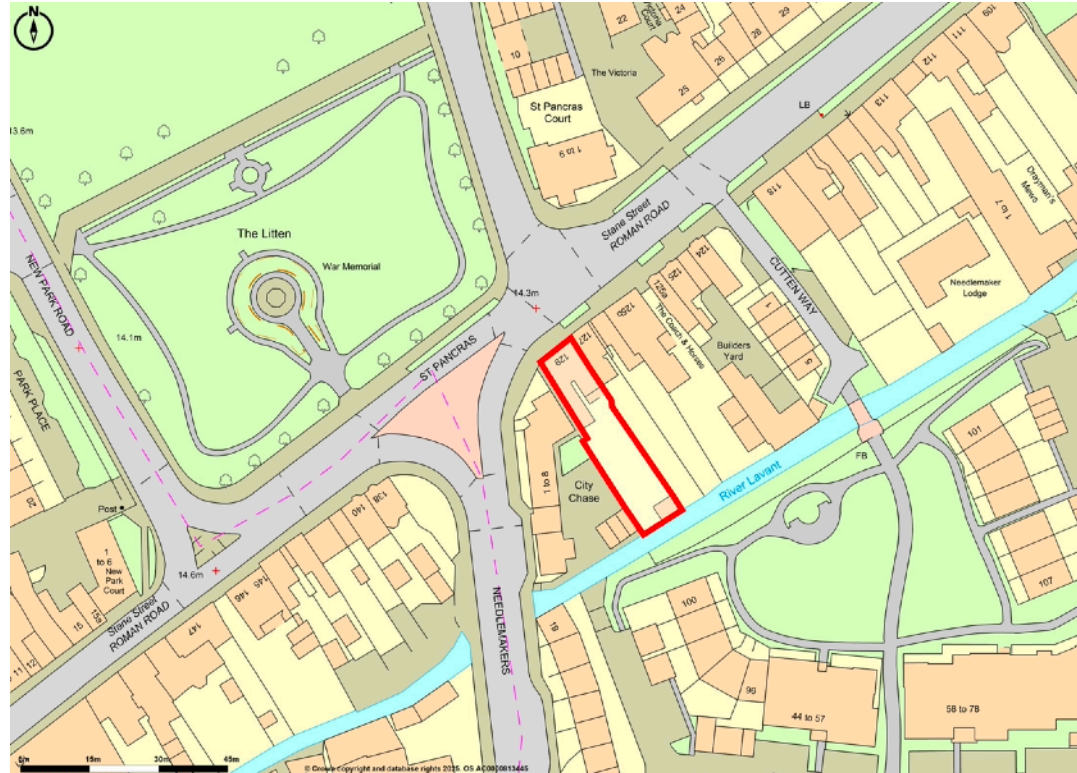
Goodwood Revival



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 **Tenure:** Freehold

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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