



20A Westgate, Chichester, PO19 3EU

Guide Price
£825,000 Freehold

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STRIDE & SON

Established 1890

A beautifully presented and deceptively spacious Grade II listed family home on the western edge of the city centre.



5



2



2



F



EPC

TBC



2,130
sq. ft.

DESCRIPTION:

Arranged over three floors the property offers well-proportioned versatile accommodation, a wealth of period features and a secluded rear garden.

On the ground floor there is a spacious entrance hall with tiled floor, a family room with an open fireplace and a cloakroom. There is also a stylish sunny kitchen/dining room with a range of handmade oak units with a quartz top, open shelving, ample space for a table, two large windows and a glazed door leading to the garden. A door from the kitchen also leads to a useful utility room.

On the first floor is the main sitting room with open fireplace and also the Master bedroom with walk in wardrobe and ensuite shower room. There is a second bedroom on this floor too. On the second floor there are 3 further good size bedrooms and a stylish family bathroom. **N.B.** Parts of the first and second floor form a flying freehold over the neighbouring property.

To the rear of the house is a secluded garden bounded on one side by a creeper clad brick wall with an entertaining area adjacent to the kitchen and steps leading to a raised brick paved terrace. Directly outside the front of the house is resident only permit parking.

Services: All main

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band F





LOCATION:

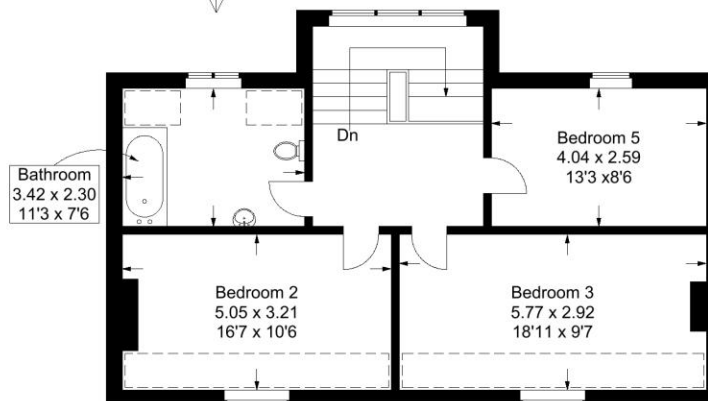
20A Westgate is situated just outside Chichester's historic City Wall to the west of the city centre. The property is also located a short level walk from the cathedral and the main pedestrianised shopping precinct. Furthermore, it is convenient for local state and private schools, a couple of large supermarkets, and access to the A27, which links with the A3(M) to the west providing a route north to the M25. There are bus stops nearby, and Chichester's centrally located train station, about 0.7 of a mile to the south-east, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival. The South Downs National Park is within easy reach being about 2.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. Also, to the south-west, about 9 miles, is the Blue Flag sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

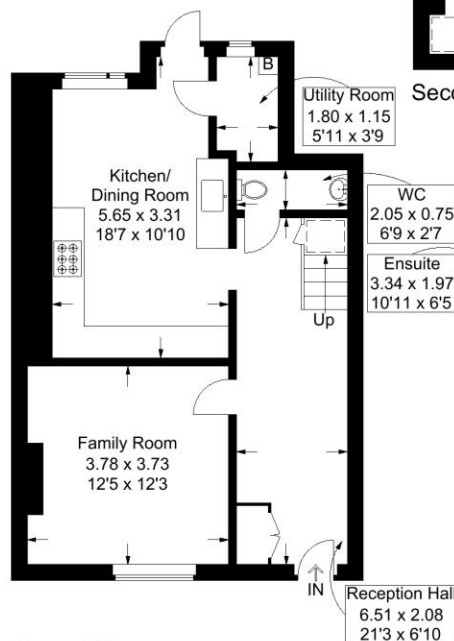


Westgate, Chichester

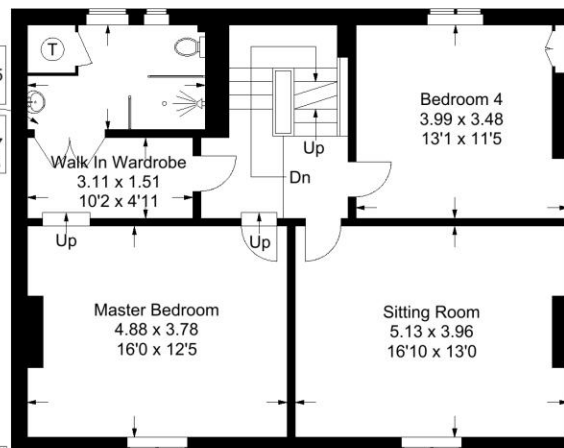
Approximate Gross Internal Area = 189.4 sq m / 2038 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 8.5 sq m / 92 sq ft
Total = 197.9 sq m / 2130 sq ft



Second Floor



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.

DIRECTIONS

From the cathedral in Chichester city centre, travel along West Street in a westerly direction and at the small roundabout take the second exit onto Westgate. 20A will be found a short distance along on the right-hand side.

CONTACT

37 South Street, Chichester,
PO19 1EL

E properties@strideandson.co.uk

T 01243 782626

www.strideandson.co.uk

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