



Lion Street House

6 Lion Street, Chichester, West Sussex PO19 1LW

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS





Lion Street House

6 Lion Street, Chichester, West Sussex

An exceptionally well presented and substantial Grade II listed Georgian Gem of elegant proportions, in a prime city centre location, within a short walk of the level pedestrianised shopping areas and close to the delightful grounds of Priory Park and ancient Roman Walls.

THE PROPERTY

5 Double Bedrooms including
Large Principal bedroom and en-suite Shower room
Family Bathroom with bath & shower
Second floor: Guest Suite/Bedroom 5 and Bathroom
Excellent Loft Storage
North and South Landings with Sitting Area

Impressive Reception Hall, Large Cellar
Drawing Room, Dining Room, Sitting Room
Kitchen/Breakfast Room, Garden Hall, Cloakroom
Second Kitchen/Utility Room, Large Airing Cupboard

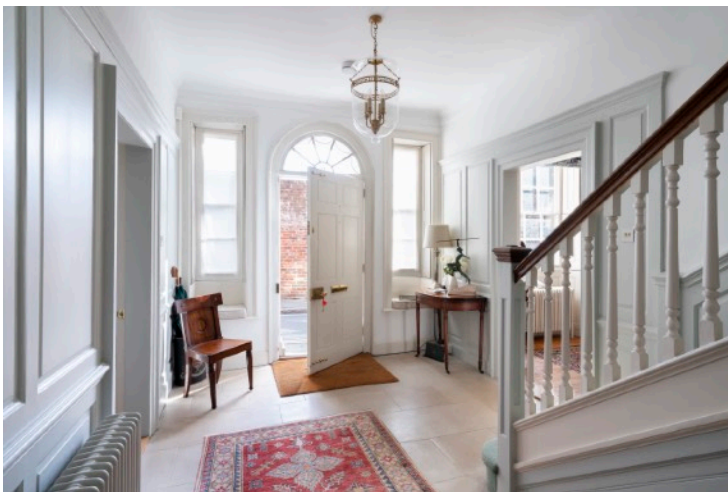
OUTSIDE

Two Parking Spaces within
a secure remote controlled gated
shared Courtyard, two Store Rooms
Beautifully Landscaped Walled Garden

Prime City centre location

THE PROPERTY

Lion Street House is a remarkable award-winning Georgian house, following a comprehensive programme of refurbishment during 2016 when the house received a rare heritage award from Chichester City Council. The interior finishes and decorations are subtle and in keeping with the Georgian charm and character of the era, whilst cleverly combining contemporary design with flair to decorations, the bathrooms and kitchen/breakfast room. The impressive reception hall with panelled walls and a superb limestone flagged floor, leads to the well-proportioned reception rooms with tall corniced detailed ceilings, sash windows with working shutters and outstanding fireplaces with carved marble mantelpieces. Large panelled double doors separate the drawing room and dining room, when open are ideal for entertaining. The beautifully well appointed kitchen has an excellent range of bespoke designed units with polished stone work surfaces, returns and breakfast bar. Integrated appliances included are a dishwasher, 3/4 height fridge, wine cooler, an induction hob and fan assisted oven/grill. The adjacent open plan lobby provides access to the cloakroom and a door leads out to the interesting and superbly landscaped walled garden.



There is a second kitchen with large fridge/freezer with a useful utility room area and a second dishwasher with a two-oven gas fired Aga. A staircase leads down to an **extensive cellar complex**, all of which is well ventilated, with brick floors, useful storage space and 18 original wine bins with a useful strong room walk-in safe by Hobbs Hart & Co of Cheapside, notably by Appointment to Buckingham Palace and The Bank of England.

A gently rising staircase leads to the two galleried landings areas with plenty of natural light. The size of the southern landing provides a peaceful sitting area with panelling and windows overlooking Lion Street. Adjacent to this is a panelled first floor sitting/TV room /3rd Bedroom. There are three further bedrooms, including a magnificent principal bedroom suite and en-suite large shower room and a large elegant first floor guest bedroom and adjacent family bathroom with bath & shower, which serves the third and fourth bedrooms. The second floor has a 5th bedroom guest suite and large bathroom. There is access to excellent loft storage areas including two attics, one with a window. All the bathrooms and shower room are Lefroy Brooks suites.

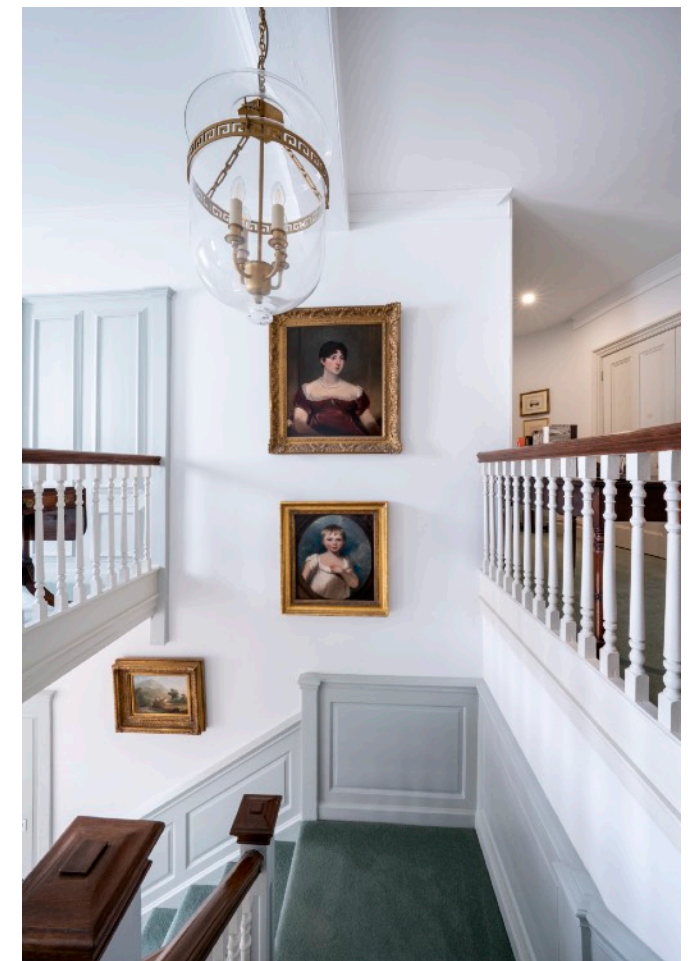
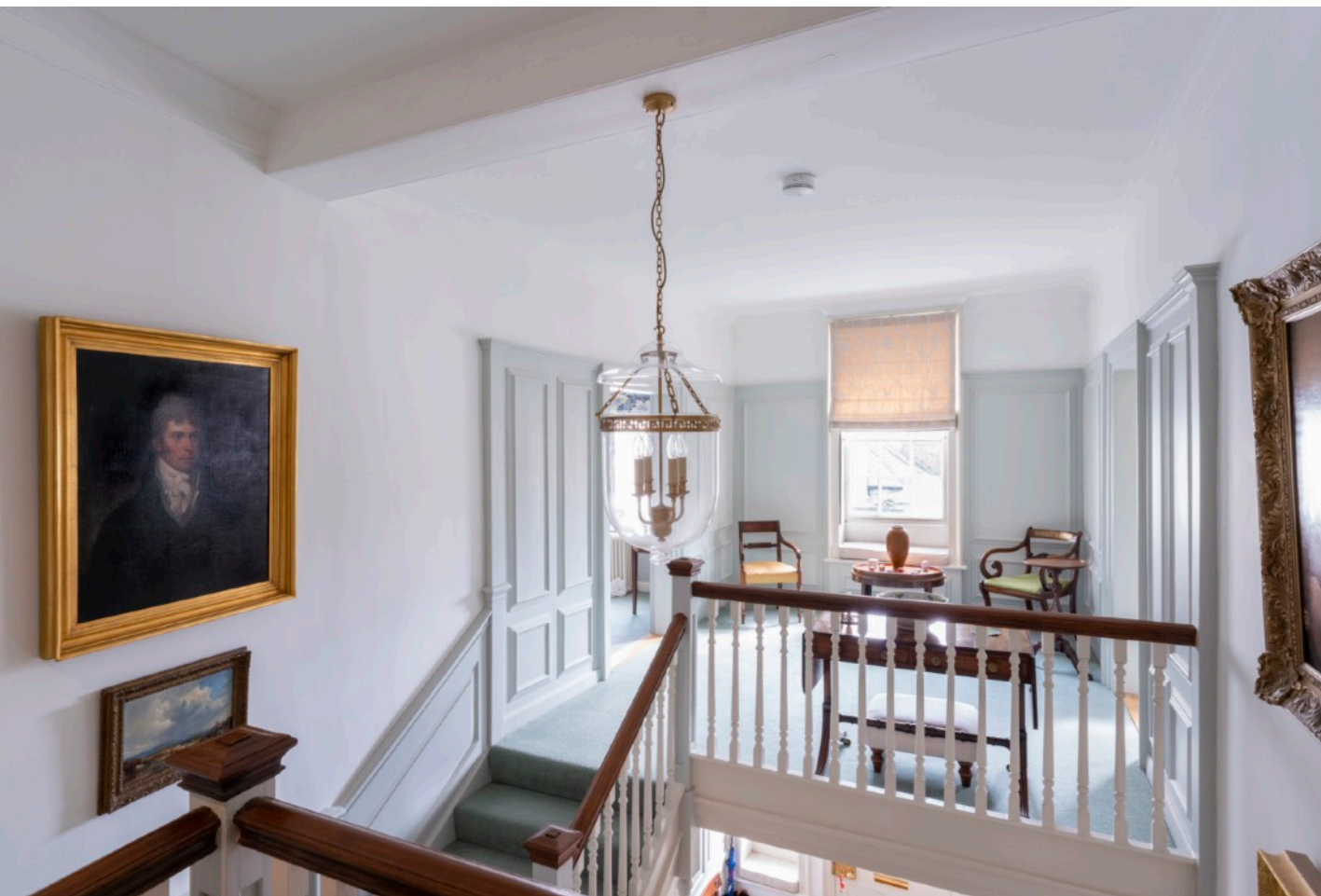


Superb bespoke kitchen/breakfast Room
with a Second kitchen/utility room
and large Cellar complex





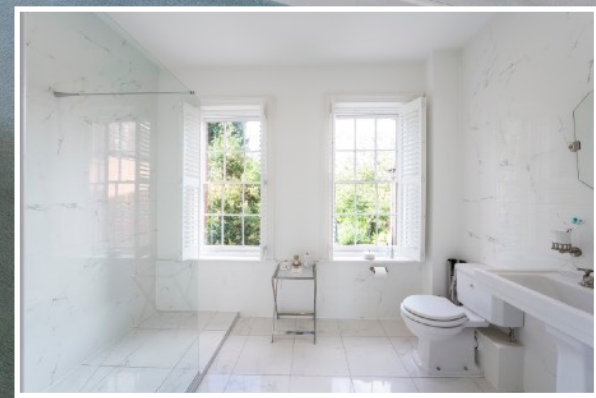




CHICHESTER

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, Chichester Racquets 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, Portsmouth Grammar, Bishop Luffa, The Prebendal School, Oakwood, Slindon College, Great Ballard, Seaford College and Westbourne House.







Substantial and versatile accommodation with abundant natural light and plenty of storage space

Lion Street House has a fascinating history with an 18th century legal document attached to the original title deeds





GARDENS & GROUNDS

The delightful landscaped walled garden has been designed to be scented throughout the annual seasons. The colours are principally an interesting variety of white and green. The porcelain slab walkways and sitting areas pass by stone chip shingled areas with ornamental shrubs and low lying plants such as herbaceous perennial Lady's mantle. A central tranquil sitting area overlooks four symmetrically arranged planters with roses and lavender, focusing on an ornamental pond with a fountain. Raised borders either side have climbing roses, perennials, ground cover and evergreen shrubs, providing colour and interest during the winter months. A further pebble strewn sitting area is situated to the far rear boundary alongside a Hartley Botanic greenhouse. There are two large outside storerooms and a separate gate and pathway leading to the **two private parking spaces** in a shared courtyard, accessed via secured remote controlled electric gates and there is a separate side gate leading out to St Martin's Square.





Lion Street House, Chichester

Approximate Gross Internal Area = 363.9 sq m / 3917 sq ft

Cellar = 38.2 sq m / 411 sq ft

Outbuildings = 9.6 sq m / 103 sq ft

Total = 411.7 sq m / 4431 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.

COASTAL & COUNTRY PURSUITS Chichester has excellent sailing amenities, country pursuits 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 Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs locally. Other attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.



Goodwood Racecourse



Goodwood Revival



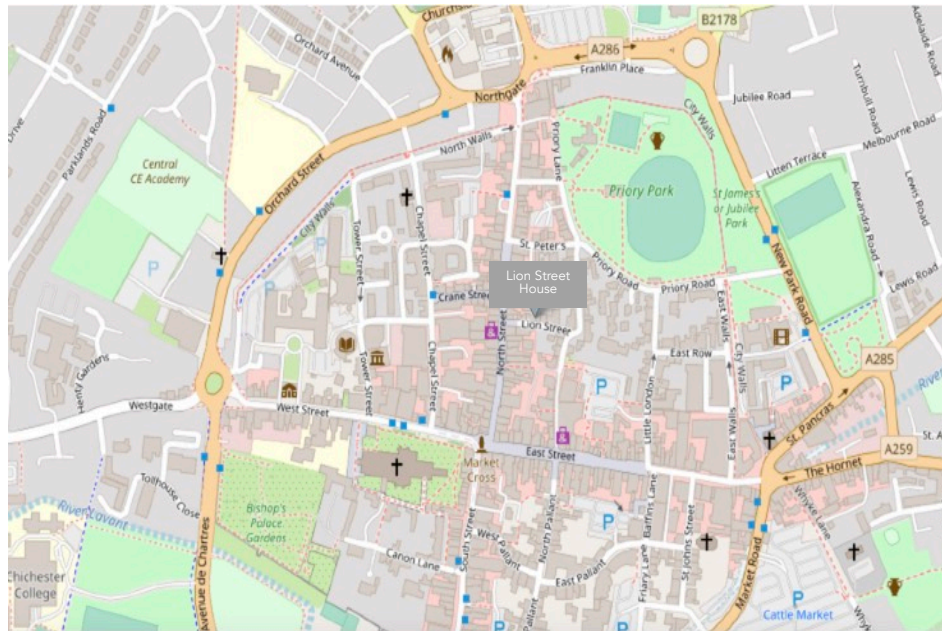
Chichester Marina



West Wittering Beach



Priory Park a short walk from St Martin's Square



CITY CENTRE LOCATION: St Martin's Square dates from the medieval era, located between Priory Park and the church of St Martin's stood at the northeast corner of St. Martin's Street and St. Martin's Square, the site being marked by a tablet in the wall and the advowson belonged to the Crown from 1260. The ancient Almshouses are situated nearby. The property is within a number of yards of the comprehensive shopping facilities situated in the level pedestrianised centre, with an excellent selection of restaurants and bars including Purchases Restuarant and The Ivy. Nearby, the incredible 11th century Cathedral with the adjacent Canon Lane leading to the medieval Bishops Palace and its park-like walled gardens. Other nearby facilities include: the Internationally renowned Festival Theatre, Pallant House Gallery, the Oxmarket Contemporary Art Gallery, Westgate sports centre, Chichester Racquet Club and the New Park Independent Cinema.

SERVICES: Mains electricity, gas, water and drainage.
Local Authority: Chichester District Council Tel: 01243 785166
Council Tax Band: H 2022/23 £4,041.60

COMMUNICATION TRAVEL LINKS: Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 16 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (65miles) and airports at Heathrow (62miles), alternatively Gatwick via A27/A24 (42miles). Southampton International airport (33miles) and Portsmouth (18miles), both cities have ferry services to the Isle of Wight and Channel Isles and Europe. Distances approximate times may change.

FIXTURES & FITTINGS: Built in items are included and the Seller has indicated that some contents are available by separate negotiation.

Brochure: October 2022

Viewing by Appointment
Michael Cornish - Chichester
M: 07917 428464
W: 01243 790656
property@michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation, (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. Photographs and Maps and all plans in these particulars are shown for illustration purposes and as a guide only. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959





Michael
Cornish

PROPERTY SALES & ACQUISITIONS