

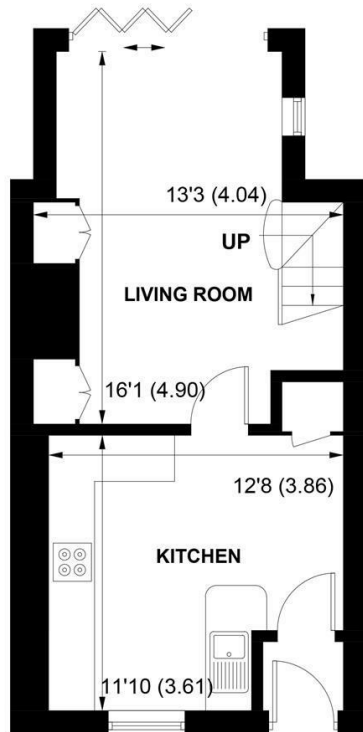
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Sims Williams

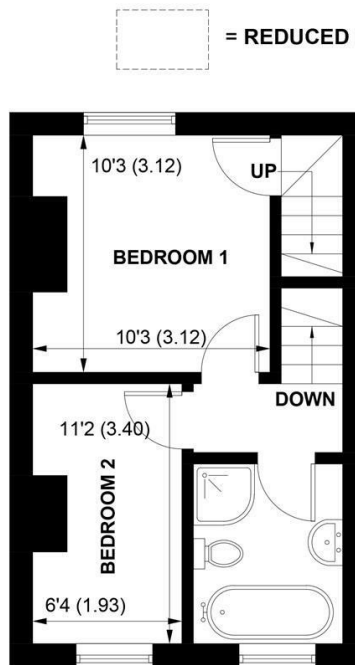


53, WESTGATE, CHICHESTER, WEST SUSSEX, PO19 3EZ

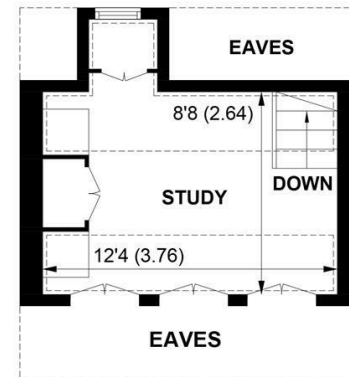




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



= REDUCED HEADROOM BELOW 1.5M / 5'0

APPROXIMATE GROSS INTERNAL AREA = 760 SQ FT / 70.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£425,000 Freehold

53, WESTGATE,
CHICHESTER,
WEST SUSSEX, PO19 3EZ

- South Facing Garden
- Beautiful Interiors
- City Centre Location
- Period Cottage
- Loft Conversion
- Bi Folding Doors
- Kitchen Breakfast Room
- Garden Studio

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Beautifully presented period cottage situated on the highly sought after 'Westgate a stones' throw from the Cathedral and city centre. The property is in excellent order throughout perfectly blending modern finishes with the original character and charm whilst enjoying well proportioned principle rooms, south facing garden, studio and loft conversion.

To the front of the house is the modern fitted kitchen breakfast room with an array of fitted units at base and eye level, solid stone work surfaces, integrated appliances and rangemaster oven.

To the rear is the spacious living dining room with feature fireplace, hard wood floors and full width bi folding doors allowing for plenty of light throughout the day.

Upstairs are two well proportioned bedrooms serviced by a stylish bathroom suite with separate shower, free standing clawfoot bath, panelled wall and tiled flooring. The master bedroom also gives access to the converted loft which currently serves as a home office but could easily act as an occasional bedroom or dressing room and is a brilliant use of the available space.

The walled rear garden faces south and is largely paved with well planted areas and

an electronically controlled retractable awning, there is also a useful studio with electric and plumbing offering enough space for home working or excellent storage.

The entire cottage has been presented beautifully throughout and has undergone an extensive refurbishment by the past and present owners, properties like this are rare to the open market.

The house is located in what is unquestionably, one of the premier roads in Chichester. Westgate has a wonderful blend of period town houses, many of them Georgian in origin, along with more contemporary and stylish apartments and houses. The road runs into West Street, with Chichester's varied shopping centre and cathedral being close at hand. There are some excellent local schools in the vicinity and cultural amenities include Pallant House Gallery and the Festival Theatre.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



