



44 Westgate, Chichester, PO19 3EU

Guide Price **£725,000**



44 Westgate, Chichester

A charming period home close to the heart of the city.

- Grade II listed town house
- Attractive period features
- Popular Westgate area
- Versatile accommodation
- Garden
- Viewing recommended

This charming Grade II listed town house beautifully combines historic character with flexible modern living. Rich in attractive period features, the property is ideally situated in the highly sought-after Westgate area, just moments from the heart of the city centre.

The versatile accommodation is arranged over three floors and includes a welcoming sitting room, an elegant dining room, and a kitchen/breakfast room on the ground floor. The first floor offers two bedrooms together with a family bathroom/WC and an additional shower room/WC, while the second floor provides two further bedrooms, ideal for guests, family, or home working.

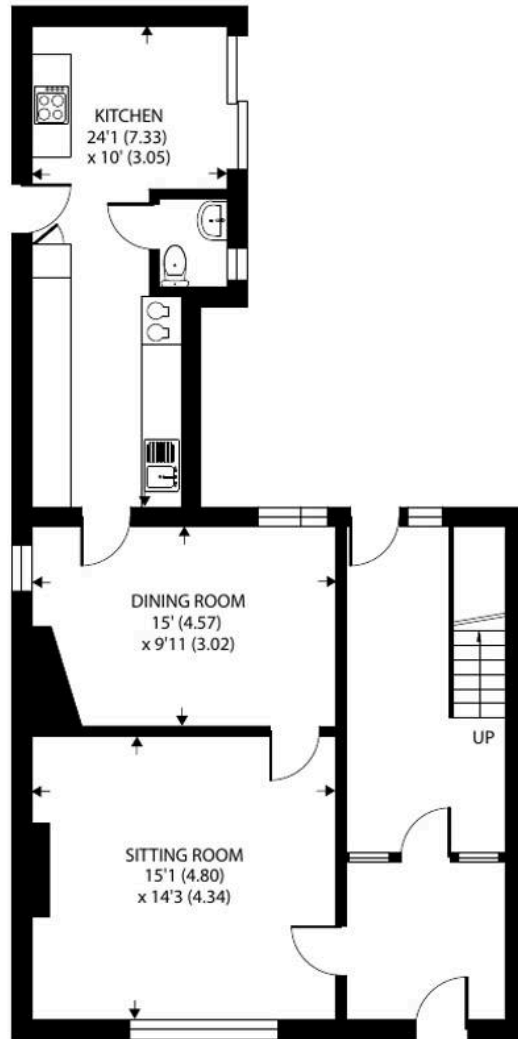
Outside, the property benefits from a delightful garden, creating a rare and peaceful retreat so close to the city.

Early viewing is highly recommended to fully appreciate the character, space, and location this unique home has to offer.









GROUND FLOOR

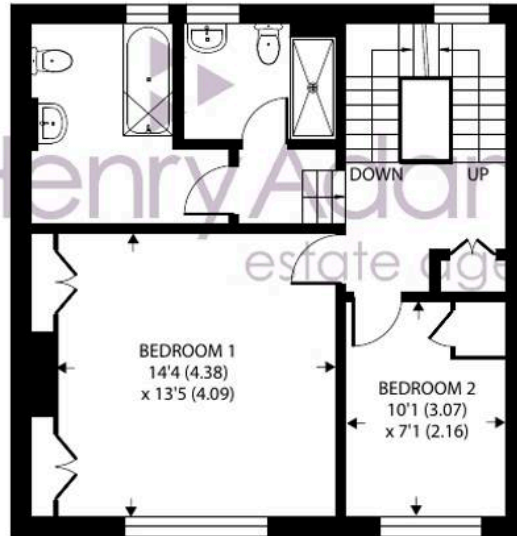
KITCHEN
24'1 (7.33)
x 10' (3.05)

DINING ROOM
15' (4.57)
x 9'11 (3.02)

SITTING ROOM
15'1 (4.80)
x 14'3 (4.34)

UP

Denotes restricted
head height

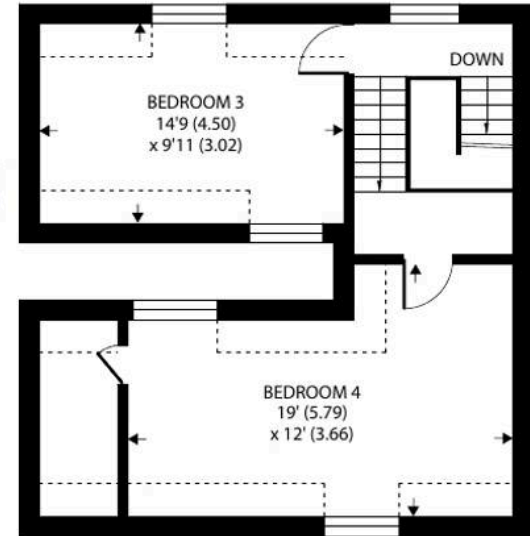


FIRST FLOOR

BEDROOM 1
14'4 (4.38)
x 13'5 (4.09)

BEDROOM 2
10'1 (3.07)
x 7'1 (2.16)

DOWN UP



SECOND FLOOR

BEDROOM 3
14'9 (4.50)
x 9'11 (3.02)

BEDROOM 4
19' (5.79)
x 12' (3.66)

DOWN

Approximate Area = 1799 sq ft / 167.1 sq m
 Limited Use Area(s) = 94 sq ft / 8.7 sq m
 Total = 1893 sq ft / 175.8 sq m

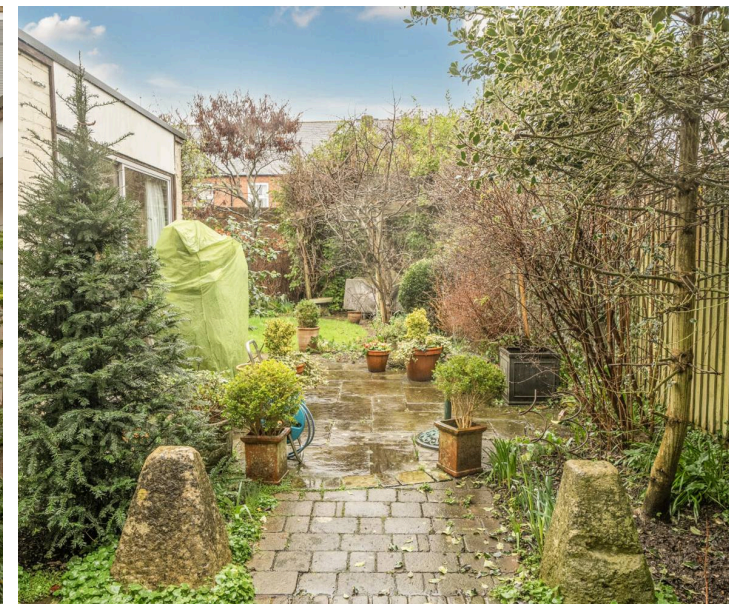
For identification only - Not to scale



Location – A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions – From the end of West Street proceed straight over the roundabout into Westgate. No 44 is on the right hand side before Henty Gardens. What3words – resist.vines.beam

Chichester District Council – 25/26 Tax Band F £3,375.76
Grade II Listed (EPC-D)





Henry Adams – Chichester

Henry Adams LLP, Rowan House Baffins Lane – PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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