



14 Washington Street, Chichester, PO19 3BN

Guide Price £480,000



# 14 Washington Street, Chichester

- Grade II listed
- Prime location in Chichester
- Four floors of period charm
- Two bedrooms
- Courtyard garden
- Permit parking
- Viewing recommended

A beautifully charming two bedroom Grade II listed period property, enviably positioned in one of Chichester's most sought-after locations, just a short stroll from the city centre and the renowned Chichester Festival Theatre, is offered for sale with no forward chain.

Rich in character and period appeal, this stunning home presents an exciting opportunity. Arranged over four floors, the accommodation is both versatile and full of charm. The basement level comprises a kitchen, cloakroom, and dining room. On the ground floor are two elegant reception rooms, each featuring attractive open fireplaces, together with a delightful garden room opening through double doors onto the south-east facing courtyard garden.

The principal bedroom and spacious bathroom occupy the first floor, while the second-floor bedroom enjoys elevated rooftop views stretching towards the cathedral spire of Chichester Cathedral.

Outside, the property benefits from an attractive forecourt front garden and a beautifully enclosed walled courtyard to the rear. Residents' permit parking is on road.







## 14 Washington Street, Chichester

Approximate Area = 1199 sq ft / 111.3 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Total = 1250 sq ft / 116 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1463393

**Location** - The property is less than a quarter of a mile to the renowned Festival Theatre and less than half a mile to the city centre. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - From the Northgate circulatory system proceed north west on the St Pauls Road (B2178). Take the first turning on the left into Washington Street where number 14 is on the left towards the end. What3words - [cowboy.broad.tube](https://www.what3words.com/cowboy.broad.tube)

Chichester District Council - 26/27 Tax Band D £2,492.15 Grade II listed (EPC-D)

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)

