

From the city cross proceed west along West Street and take the 2<sup>nd</sup> turning on the right into Tower Street, opposite the Cathedral. Chase Cottage will be found a short distance along on the left-hand side of the road opposite the Novium Museum and just before the public library.

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**Please Note: Neither the heating system nor the services have been checked by the Agents.**

**5-6 Tower Street, Chichester, PO19**

Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft  
Cellar = 18.3 sq m / 197 sq ft  
Outbuilding (Including Shed) = 22.9 sq m / 246 sq ft  
Total = 170.9 sq m / 1839 sq ft

Produced for Stride & Son Estate Agent.

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= Reduced headroom below 1.5m / 5'0



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2018. (ID414559)

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# Tower Street, Chichester

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**Chase Cottage, 5-6 Tower Street, Chichester, PO19 1QH.**

Situated in the heart of the city within the ancient Roman Walls, a charming Grade II listed period townhouse. The property has been re-roofed over recent years and is believed to date from the 1500's with a wealth of exposed timbers and open fireplaces and offers 4 bedrooms with 2 bathrooms, gas fired central heating and a modern kitchen as well as having a delightful west facing garden with beautiful **brick and tiled outhouse and carport**.

Chase Cottage is within a few yards of West Street being opposite the Novium Museum, adjacent to the public library and has views of Chichester Cathedral from the garden.

The accommodation is arranged as follows:

Solid oak front door leading to:

**ENTRANCE HALL:** Coat hanging space. Exposed beams. Radiator. Under stairs store cupboard with steps down to: **2 CELLAR ROOMS:** **CELLAR 1:** 12'1 x 7'10. **CELLAR 2:** 12'3 x 7'10. To the rear of the entrance hall a glazed door gives access to the west facing garden and terrace. Solid oak latch door to:

**SITTING ROOM:** 14'6 x 10'8 (of irregular shape). Large open fireplace with carved stone surround and oak lintel. Under stairs store cupboard. Exposed wall and ceiling beams. Double radiator. Archway to:

**SNUG:** 9' x 8'1. Fitted bookshelves. Two radiators. Recess display alcove. TV aerial point. Glazed double doors to rear garden.

From the hall a solid oak latch door leads to:

**DINING ROOM:** 14'6 x 10'10. Large open fireplace with carved stone surround, copper hood and oak lintel. Exposed wall and ceiling beams. Double radiator.

**KITCHEN:** 9' average x 7'8. Range of fitted base and wall cupboards. Hardwood work surfaces. Inset 1 ½ bowl stainless steel sink with mixer tap. Electrolux cooker with ceramic hob and cooker hood over. Cupboard housing Vaillant gas boiler for domestic hot water and central heating. Space for fridge/freezer. Plumbing for dishwasher.

Stairs with half landing having west facing bow window. Radiator.

**1<sup>st</sup> FLOOR LANDING:** Doors to:  
**BEDROOM 1:** 14'6 x 10'2. Open fireplace with carved stone surround. Radiator. Exposed wall and ceiling beams. Double and single wardrobes. TV aerial point.

**BATHROOM:** White suite comprising panelled bath with mixer tap, shower attachment and tiled surround. Pedestal wash hand basin with mirror and shaver point over. Low level WC. Radiator. Towel rail. Extractor fan.

**BEDROOM 2:** 14'6 x 10'2 (of irregular shape). Open fireplace with carved stone surround. Range of two double and one single wardrobes with cupboards over. Radiator. Exposed wall and ceiling timbers.

**SHOWER ROOM:** Fully tiled shower cubicle with Mira control and glazed screen. Low level WC with concealed cistern. Vanity unit with cupboards above and below. Further range of store cupboards. Fitted window seat with storage below. Airing cupboard with lagged copper cylinder (immersion). Double radiator. Towel rail.

Stairs to:

**2<sup>nd</sup> FLOOR LANDING:** Doors to:  
**BEDROOM 3:** 9'6 max. into eaves x 8'9. Recessed wardrobe cupboard. Eaves store cupboard. Exposed ceiling beams. Radiator.

**BEDROOM 4:** 11'4 max. x 9'7 into eaves. Fitted book shelves. Radiator. Exposed ceiling beams.

**SERVICES:** All main.

**EXTERIOR:** To the rear of the property is a charming west facing walled garden with paved terrace, creeper clad pergola with evergreen Clematis. Outside light and water tap. Stone steps lead down to a further terraced area with ornamental pond, numerous mature trees and shrubs. **Brick and tiled outhouse** comprising **Utility room:** 11'10 x 8'6 with plumbing for washing machine, range of fitted kitchen units, space for fridge/freezer. **Cloakroom:** Low level WC. Wash hand basin. Extractor fan. **Workroom:** 10'8 x 8'3 with fitted shelving and door to **garden store:** 8'3 x 4'6 approx. To the rear of the garden is a carport with further concrete hardstanding and an aluminium framed greenhouse. **N.B.** The property has an annual license from the Council giving access to the rear over the council carpark to West Street. The whole is bounded by a brick and flint garden wall with a pedestrian access to the side leading to Tower Street and the public library.

**PRICE GUIDE: £750,000 FREEHOLD**

