



The Malt House, 18 North Pallant, Chichester

The Malt House, 18 North Pallant, Chichester, West Sussex PO19 1TQ

An immaculately presented, Grade II Listed terraced townhouse with stylish interiors and a pretty courtyard garden, situated within the heart of the city.

Chichester Train Station 0.4 mile, Goodwood Motor Circuit 3 miles, Chichester Marina 3.5 miles, Cowdray Park Polo Club 12.8 miles, Portsmouth 16 miles, Brighton 32 miles, Guildford 35 miles, Central London 80 miles

Reception hall | Drawing room | Sitting room/library | Kitchen/dining room | Cloakroom
Principal bedroom with luxury en suite shower room | 3 Further bedrooms (1 en suite) | Family bathroom | Cinema room | Utility room | Large garage | Courtyard Garden | EPC rating C

The property

With origins dating from the 18th century, The Malt House is an elegant, four-storey period property, which enjoys views to the Cathedral, and has been the subject of extensive, sympathetic restoration and refurbishment over recent years. In 2017 a Heritage Award in recognition of the quality of the conservation work carried out was granted. Inside the home, retained period features now blend seamlessly with contemporary interior styling to create a stunning home perfectly suited to both entertaining guests and modern family living with high specification including Lutron Homeworks lighting control system, electric roman blinds and Sonos sound system. At the rear, a copper "floating" roofed extension offers a striking, contrasting design, without compromising the architectural integrity of the house. This provides an impressive Bulthaup fitted kitchen incorporating Gaggenau

appliances, Miele dishwasher and Quooker tap, along with a dining area, filled with natural light. Floor to ceiling glazed sliding doors connect the inside with outside with kitchen and courtyard both laid with "Buscot" seasoned limestone floor. The kitchen has underfloor heating and enjoys the view of Cathedral spire. The adjacent family/sitting room features exposed beams, wide oak floorboards and a central double-sided wood-burning stove providing an area for relaxed sitting, with a more formal drawing room to the front of the house. A cloakroom with "Mallory" limestone floor is located on the ground floor behind a faux bookcase door.

On the first floor, there are three double bedrooms, with the principal room having a part-vaulted ceiling with beams, a large conservation roof light, brick fireplace and chimney breast and a luxurious en suite shower room concealed behind a 'library' door, featuring a Hansgrove Rainmaker shower. This shower room has a "Sacho" limestone floor and a silver travertine feature wall, with a flush fitted limestone bespoke solid carved shower tray.

One of the bedrooms is currently in use as a study for those wanting a comfortable home-office space. A family bathroom is located at this level, finished with Lefroy Brooks fittings, a roll top bath with shower attachment and "Mallory" limestone floor. The first floor features original floorboards to the bedrooms and bathrooms with underfloor heating. A further staircase rises to the second floor which comprises a stylish bedroom with en suite facilities, and featuring a free-standing, roll-top bath with Hansgrohe single lever waterfall bath mixer.

Stairs from the sitting room give access to a basement room which has a second kitchen/utility fitted by Sylvarna with a full range of units including a Miele fridge, freezer, washing machine, dryer and a storage area, with options for additional uses, currently used as a cinema room.









Outside

The south-west facing secluded courtyard garden provides a haven in which to relax and enjoy outdoor dining and entertaining with a feature fountain, lighting, flint walls and climbing scented plants including jasmine and Armandii clematis with areas for displays of architectural potted plants.

A stable door leads to the spacious garage which has fitted shelving, lighting, power, and an automatic Hormann door.

Location

The property is in a wonderfully convenient location inside the conservation area within Roman Walls which circle the heart of this cathedral city.

Chichester offers a wide range of cultural, leisure and shopping facilities, including the renowned Festival Theatre and nearby Pallant House Gallery, and the New Park Cinema being just a short walk from the house.

Goodwood, is well known for its horse racing events in addition to the Festival of Speed and Revival Meetings. The mainline station is also a short walk away and provides access along the south coast, to London Victoria via Gatwick and to London Waterloo via Havant.









Directions

From Strutt & Parker's Chichester office (on foot) proceed to The Cross and turn left onto East Street. Take the first roadway on the right, North Pallant, and the property will be found a short distance on the right-hand side.

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

Guide Price: £1,695,000

Chichester

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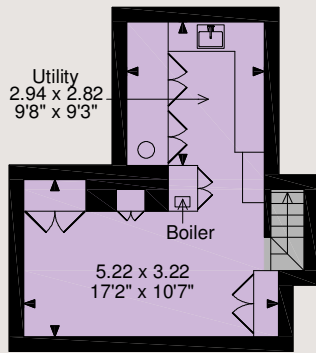
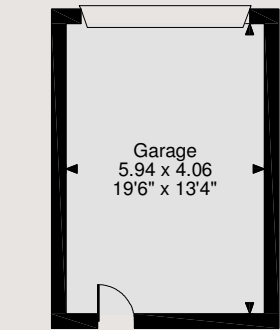
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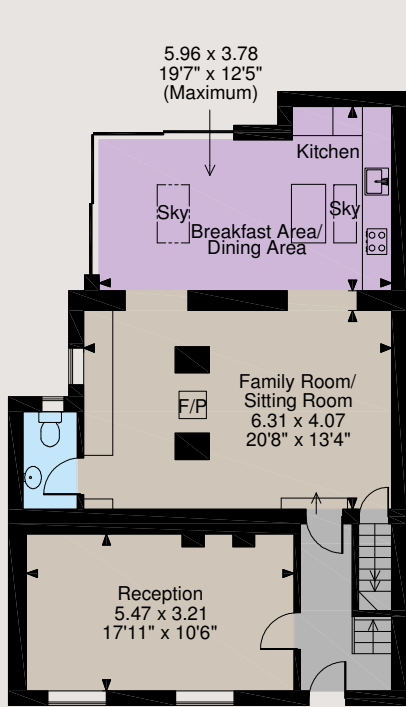
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50 offices across England and Scotland, including Prime Central London

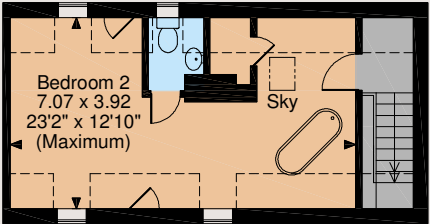
Floorplans
House and garage internal area 2,238 sq ft (208 sq m)
For identification purposes only.



Basement



Ground Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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