



41 Franklin Place, Chichester,  
West Sussex

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# 41 Franklin Place, Chichester, West Sussex, PO19 1BL

A charming Grade II listed property, in a sought-after Chichester setting.

Chichester city centre 0.1 miles, Chichester mainline station 1.0 mile (1 hour 30 minutes to London Victoria), A3(M) 12.2 miles, Gatwick Airport 46 miles

Sitting room | Kitchen | 2 Bedrooms | Shower room | Garden | EPC rating D

## The property

A charming Grade II listed property, in a sought-after Chichester setting.

## Outside

At the front, the property opens onto a walkway at the end of Franklin Place, with parking available along the length of the street in marked bays, under a resident permit scheme.

The rear garden has an area of patio, with side access gate on to New Park Road and an artificial turf lawn with border beds. At the rear, a wooded, raised area leads to the iconic Chichester city walls at the property's southern boundary.

## Location

The property backs onto Chichester's historic city walls and is just moments from the many amenities found within the mainly pedestrianised city centre. Pallant House Gallery, the New Park Centre, Chichester's Racquets & Fitness Club, the adjoining public tennis courts, and the renowned Festival Theatre are all within easy reach.

The mainline station is approximately a mile away and provides access along the south coast, to London Victoria via Gatwick and to London Waterloo via Havant. The A27, a mile and a half away, provides access to the A3(M) and on to the M25. Portsmouth ferry port, about 16 miles, provides access to the Isle of Wight, Channel Islands and to Continental Europe. Southampton Airport is about 30 miles. Well-regarded schooling in the vicinity includes The Prebendal School, Westbourne House and Portsmouth Grammar School.

## Directions

From Strutt & Parker's Chichester office, head north on North Street and at the gyratory, keep right and exit onto the A286 in the direction of the ring road and Worthing. At the next roundabout, take the third exit to turn back on yourself on the A286, then turn left and left again onto Franklin Place. You will find the property on the right at the end of the road.

## Chichester Office

31 North Street, Chichester

**01243 832 600**

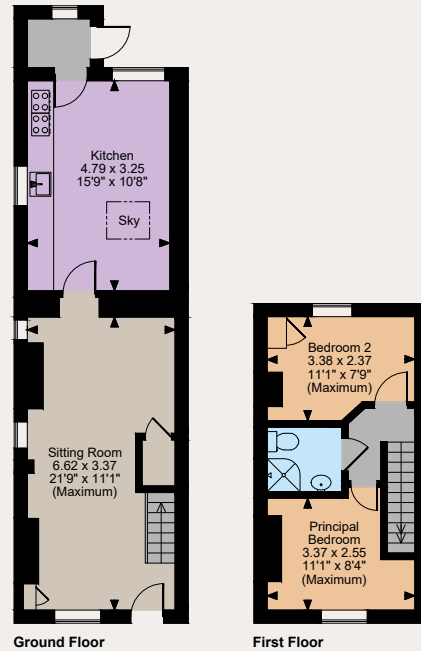
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Floorplans  
House internal area 688 sq ft (64 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## General

**Local Authority:** Chichester District Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £390,000

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