





Myrtle Cottage,  
1 Litten Terrace Chichester, West Sussex





# An attractive two-bedroom end-of-terrace home in a sought-after setting close to Chichester city centre


A charming period house with beautifully appointed accommodation and plenty of original character features, sitting at the end of a delightful terrace of multi-coloured period homes just outside Chichester's historic city walls. The city centre is close by, while the peaceful and relaxing green space of Litten Gardens, Jubilee Gardens and Priory Park are just yards away.


**1 RECEPTION ROOM**


**2 BEDROOMS**


**3 BATHROOMS**


**GARAGE & OFF ROAD PARKING**

**GARDEN**

**FREEHOLD**

**CITY**

**1,015 SQ FT**

**GUIDE PRICE £650,000**



## The property

1 Litten Terrace is a splendid two-bedroom semi-detached property that features sash windows and other character details, while the ground floor has been extended at the rear, providing light, airy and flexible living space.

The main ground-floor living and entertaining area is the open-plan, 25ft sitting area and dining area, with its large sash window to the front affording views towards the park, and dual fireplaces, one of which is open and brick-lined, while the other is fitted with a logburner. There is ample space for a seating area at the front and a family dining table at the rear, while there is further informal dining space adjoining the dining area in the extended breakfast area and kitchen. A skylight overhead welcomes plenty of natural light, while the breakfast area opens onto the rear garden via French doors. There is tiled flooring and an exposed brick wall, while the kitchen itself has farmhouse-style fitted units to base and wall level, as well as integrated appliances.

Upstairs, the principal bedroom at the front benefits from built-in storage and an en suite shower room, while there is also a second bedroom and, at the rear, a family bathroom with a corner bathtub, which has a shower attachment. A further shower room can be found on the ground level.

## Outside

The house is situated on a highly desirable residential street, which benefits from the open spaces of Litten Gardens immediately across the street and the beautiful Jubilee Gardens and Priory Park less than 100 yards away. Parking is available along Litten Terrace via a resident permit scheme, while the property also has a good sized garage with pitched roof and space for storage and off-street parking space at the rear, accessed via a shared lane which runs beside the property. There are also walled courtyard gardens at the rear of the house with patio space for al fresco dining, as well as border shrubs and hedgerows, gated side access and a door leading to the garage at the rear.





## Location

The property lies just outside the historic city walls, a short distance from the many amenities found within the mainly pedestrianised city centre.

Priory Park, 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 about a mile away and provides access along the south coast, to London Victoria via Gatwick and to London Waterloo via Havant. The A27, also a mile 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.

The Centurion Way foot and cycle path is accessed to the west of Chichester and provides access northwards to the South Downs National Park and, via the Salterns Way, along the harbour shoreline to the

Blue Flag sandy beach of West Wittering. Goodwood, to the northeast, offers a horse racing calendar and annual events for motoring enthusiasts including The Festival of Speed and Revival meetings..

Sailing may be enjoyed from the many villages around Chichester Harbour and off the coast.



## Distances

- Chichester City Centre 0.2 miles
- Portsmouth 18 miles
- Gatwick Airport 44 miles

## Nearby Stations

- Chichester

## Key Locations

- Chichester Cathedral
- Chichester Festival Theatre
- Goodwood House
- Palland House Gallery
- Arundel Castle
- Weald & Downland Living Museum

## Nearby Schools

- Bishop Luffa
- The Prebendal
- Westbourne House
- Oakwood
- Great Ballard





Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 1,015 sq ft (94 sq m)

Garage internal area 250 sq ft (23 sq m)

Parking Space external area = 238 sq ft (22 sq m)

Total internal area 1,265 sq ft (117 sq m)

For identification purposes only.

## Directions

PO19 7SA

what3words: ///golf.gifted.stones - brings you to the driveway

## General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

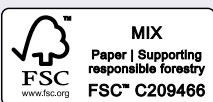
## Chichester

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