



Kerwood House, 20 St. Johns Street, Chichester  
West Sussex

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BNP PARIBAS GROUP 



# Kerwood House, 20 St. Johns Street, Chichester, West Sussex, PO19 1UP

A stunning, award-winning Victorian townhouse in the heart of Chichester, just steps away from a wealth of amenities

Chichester railway station 0.5 mile, Goodwood Motor Circuit 2.6 miles, Chichester Marina 3.7 miles, Portsmouth International Port 17 miles, Brighton 32 miles, Guildford 35 miles, Central London 80 miles

Reception hall | Drawing room | Study | Garden room | Kitchen/dining room | 2 Cloakrooms  
Principal bedroom with en suite bathroom  
3 Further bedrooms | Bedroom 5/family room  
2 Shower rooms | Laundry room | Garden  
Studio/workshop | Underground garage parking  
EPC rating C

## The property

Steeped in history, Kerwood House now presents an exquisitely refurbished, award winning family home. The current owners have undertaken a masterly remodelling of the interiors which includes carefully restored original window shutters, concealed underfloor heating on the ground floor and bathrooms on each level. This sympathetic restoration has been recognised by the Sussex Heritage Trust and awarded a small-scale residential award in 2020, as well as being featured in a number of magazine articles.

On entering the home, the high ceilings and stylish-presentation is immediately apparent, with the ground floor offering a classic-contemporary kitchen with adjoining dining and garden rooms providing a sociable heart of the home. Bespoke navy cabinetry in the kitchen is topped by white Carrera quartz surfaces and includes an impressive wall of display shelving

providing a modern-take on a Victorian dresser. High quality appliances, a Quooker hot water tap and space for an American style fridge/freezer complete this impressive room.

The lower ground floor rooms are cleverly designed, with one of the rooms featuring double doors which open on to the large light well, and the other providing a cosier environment with scope for flexible living space according to needs. The elegant drawing room on the first floor offers a relaxed setting, with a flexible-use study adjacent.

The bedroom accommodation is arranged over the two upper floors, with the principal bedroom mirroring a boutique-style retreat with decorative vintage fireplace, excellent wardrobe storage and a truly luxurious en suite bathroom. This floor also provides a laundry room which has been designed with practicality and convenience in mind.

At the top of the house, two bedrooms are adjoined by a smart shower room and large storage cupboard.

## Outside

The pretty courtyard garden enjoys a due west aspect and is enclosed by flint faced walls, with raised beds and mature specimen trees and shrubs. At the rear of the garden, steps lead down to a secondary seating area and the large workshop/studio, with pedestrian access to side of the property beyond.

Secure leasehold underground parking is held by the current owners. Please contact Strutt and Parker for further information. Additional on street residents parking is available.























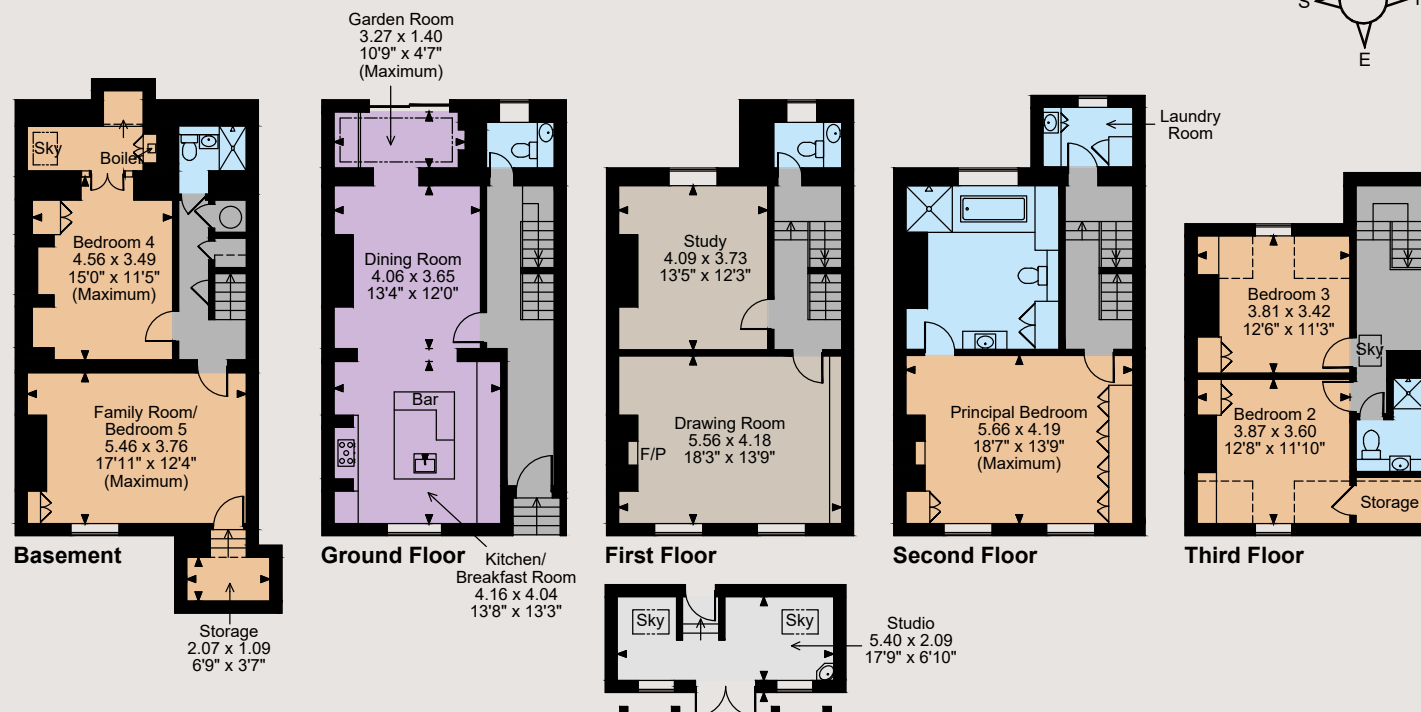
## Location

Showcasing a street scene of attractive period homes, St John's Street is situated within the Roman Walls which circle the heart of the historic cathedral city. Chichester offers a wide range of cultural, leisure and shopping facilities, including the renowned Festival Theatre and Pallant House Gallery, with New Park Cinema being just a short distance from the house. Goodwood, to the north, is associated with horse racing events in addition to the Festival of Speed and Revival Meetings which it hosts, whilst the country club offers golf, swimming and tennis. The mainline rail station is easily accessible, providing access along the south coast and to London Victoria via Gatwick.

Well-regarded schooling in the vicinity includes Bishop Luffa School, The Prendental School, Westbourne House and Portsmouth Grammar School.



Floorplans  
House internal area 2,575 sq ft (239 sq m)  
Studio internal area 121 sq ft (11 sq m)  
Total internal area 2,696 sq ft (251 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Directions

By foot from Chichester's Market Cross:  
walk along East Street and shortly after the pedestrian area ends turn right into St John's Street. Number 20 will be found on the right hand-side.

## General

**Local Authority:** Chichester District Council  
**Services:** Mains electricity, gas, water & drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £2,100,000

## Chichester

31 North Street, Chichester PO19 1LY

**01243 832600**

chichester@struttandparker.com  
struttandparker.com

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