



34 St Paul's Road  
Chichester, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## Grade II listed cottage with two bedrooms, a wealth of character and a generous garden, close to Chichester city

A charming semi-detached period house with plenty of splendid original details, set in a sought-after and convenient position just outside Chichester's historic city walls. The accommodation features attractive, understated styling and décor throughout, while outside there are walled gardens in which to relax.



**2 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOM,  
1 EN SUITE  
CLOAKROOM**



**WALLED GARDEN**



**GARDEN**



**FREEHOLD**



**CITY**



**774 SQ FT**



**GUIDE PRICE  
£425,000**

### The property

34 St. Paul's Road is a delightful two-bedroom period home, located in a highly desirable position on the northern edge of Chichester city centre. The property shares Grade II listed status with its attached neighbour, dating from the early 19th century and featuring flint and red brick elevations, while inside there is plenty of original character alongside attractive styling and fittings. All windows are fitted with secondary glazing. The entrance hall is fitted with tiled flooring, which runs the length of the house into the kitchen, and there are also two comfortable, well-presented reception rooms on the ground floor. The sitting room at the front has exposed wooden floorboards, a fireplace and built-in shelving and cupboard space within the alcoves. There is also a dining room at the rear with a dual aspect, welcoming plenty of natural light, as well as further built-in storage. The kitchen features a built-in dresser, Italian marble work surfaces, and an integral washing machine and dishwasher. It has a door opening onto the rear gardens and features custom-made farmhouse-style units, a butler sink and a Rayburn

range which provides hot water and central heating, all three functions can be used independently. There is also an under-stairs boiler cupboard providing additional storage. The family bathroom is located on the ground floor, with its chequerboard floor tiles, airing cupboard, roll-top bathtub with a shower attachment and column radiator with built-in towel rail. Meanwhile, upstairs there are two well-presented bedrooms, both of which are doubles. Both bedrooms have built-in wardrobes and feature white painted floorboards, helping to create an airy feel, while the principal bedroom towards the front has its own en suite cloakroom.

### Outside

At the front, the cottage opens onto St. Paul's Road, in a prime location just a short distance from the northern city walls. Parking is available in marked bays slightly further up St. Paul's Road via the resident permit scheme. The gardens at the side and rear of the property are walled, creating a sense of seclusion, and a gate provides access at the side of the house.





## Outside (continued)

The gardens include gravel and brick pathways and seating areas for al fresco dining, border beds with various flowering perennials and established shrubs. Seating areas for al fresco dining, border beds with various flowering perennials and established shrubs. The garden also features an area of lawn with flowering apple and cherry trees, bordered by hedgerow and high timber fencing in addition to the historic walls. A timber-framed summerhouse at the end of the garden provides further space in which to relax, with its own paved, south-facing sun terrace, providing the perfect space in which to relax.

## Location

The property lies just a short distance 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 just over 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. 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 sandy beach of West Wittering.

Goodwood, to the northeast, offers a horse racing calendar and annual events for motoring enthusiasts. Sailing may be enjoyed from the many villages around Chichester Harbour and off the coast.



## Distances

- Chichester city centre 0.6 miles
- Havant 12 miles
- Portsmouth 19 miles

## Nearby Stations

- Chichester
- Havant
- Petersfield

## Key Locations

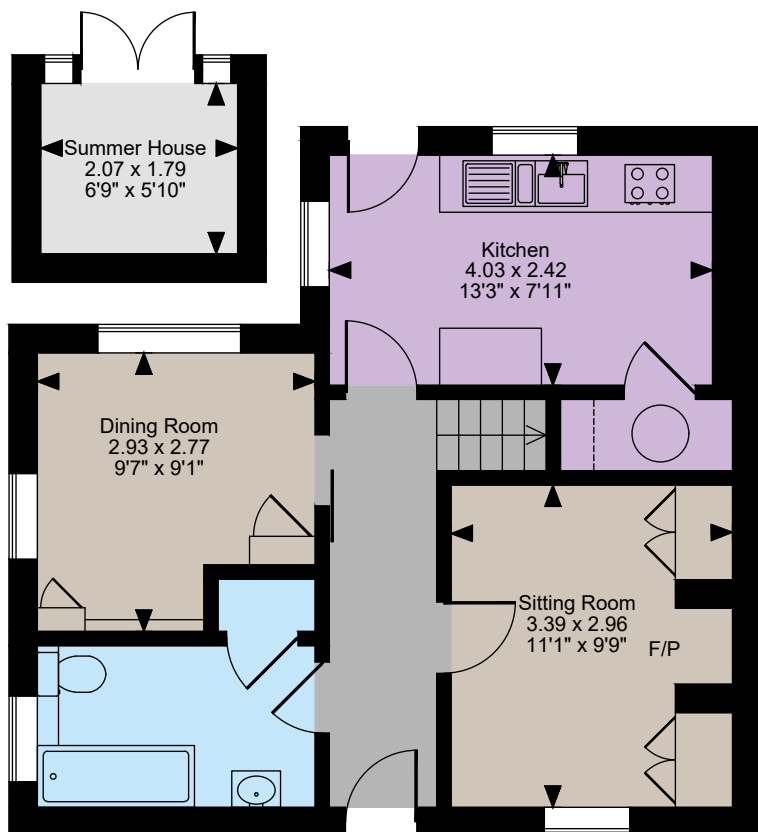
- Chichester Cathedral
- Goodwood House
- Pallant House Gallery
- West Dean Gardens
- South Downs National Park
- West Witteirng Beach

## Nearby Schools

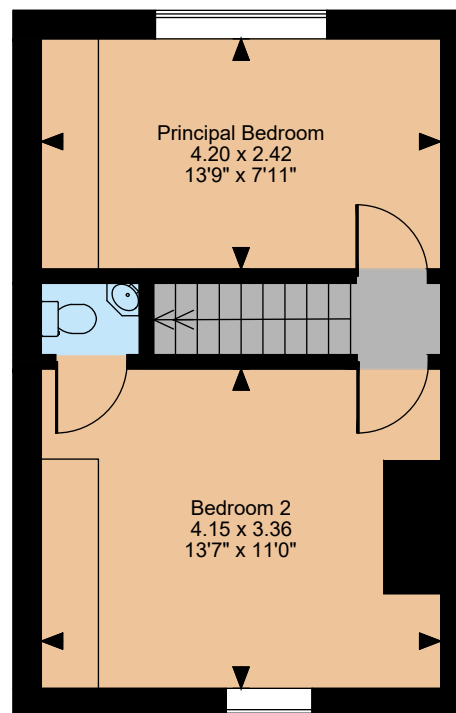
- Bishop Luffa School
- Prebendal School

- Westbourne House School
- Oakwood





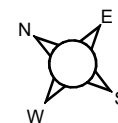
**Ground Floor**



**First Floor**

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8652796/DWL



## Floorplans

House internal area 774 sq ft (72 sq m)

Summer House internal area 40 sq ft (4 sq m)

Total internal area 814 sq ft (76 sq m)

For identification purposes only.

## Directions

PO19 3BL

what3words: ///scary.ideal.trip

## 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 C

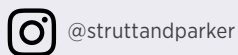
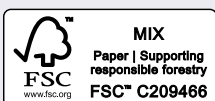
**EPC Rating:** D

## Chichester

31 North Street, Chichester, PO19 1LY

**01243 832600**

chichester@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited