



14 Washington Street  
Chichester, West Sussex

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# A charming Grade II listed cottage in a conservation area a stone's throw from the city centre.

An attractive four storey townhouse featuring a wealth of character and quality fixtures, providing an elegant and characterful entertaining environment. It is located in a sought-after residential street near to the heart of the city, which is a short walk, and provides a wealth of amenities.



**4 RECEPTION  
ROOMS**



**2/3  
BEDROOMS**



**2 BATHROOMS**



**PERMIT  
PARKING**



**COURTYARD  
GARDEN**



**FREEHOLD**



**CITY**



**1,262 SQ FT**



**GUIDE PRICE  
£485,000**

## The property

Dating from the early 19th century, 14 Washington Street is an attractive Grade II listed townhouse, featuring a red brick and flint exterior. Offering nearly 1,300 sq ft of flexible, light-filled accommodation across four floors, it provides an elegant and characterful space for both family living and entertaining. Carefully balancing period charm with modern comfort, it showcases sash glazing, high-quality fixtures, and a neutral palette throughout.

The front door opens into a welcoming sitting room, where a gas log effect fire sits within a feature fireplace, framed by bespoke storage on either side. A passageway leads to the snug, which mirrors this cozy aesthetic with another fireplace and fitted cabinetry. Beyond, a 13-ft garden room offers decorative tiled flooring, a large bay with a reading nook, and side French doors that open onto the peaceful courtyard garden.

An inner hall off the snug leads to a staircase descending to the basement, where a front-aspect dining room with tiled flooring offers flexibility as an

additional bedroom if required. The adjoining kitchen/breakfast room features a range of wall and base units, a breakfast bar, an Aga, and modern integrated appliances. A rear hall provides access to an en suite cloakroom and a staircase leading up to the courtyard garden.

On the first floor, the principal bedroom enjoys a front aspect and fitted storage, while the spacious rear-aspect family bathroom includes both a bath and a separate shower. On the second floor there is a final double bedroom benefitting from useful eaves storage and an en suite shower room.

## Outside

The property is approached over a paved pedestrian path through a round-headed doorway with an original semi-circular fanlight with tracery. The part-walled courtyard garden to the rear, accessible from the garden room, is paved for ease of maintenance and is bordered by well-stocked raised flower and shrub beds; together with a pretty summer house.



## Location

The Cathedral City of Chichester offers both high street and independent stores, the renowned Festival theatre, multi-screen cinema and numerous fashionable restaurants, cafés and bars. The area also offers a great selection of sporting facilities: several golf courses are within easy reach, as are Bosham and Chichester harbour, the National Trust's East Head beaches and Goodwood, with its historic house, country club, horse racing, golf, motor racing and small airfield. The rich countryside of the South Downs National Park provides exceptional opportunities for walking, horse riding and mountain biking.

The city's mainline station offers services to Portsmouth, Brighton and central London (London Victoria 1 hour 31 minutes), and the A27 gives access to the M27, A3(M)/M3 and motorway network.

## Distances

- Chichester 0.5 miles
- West Wittering 8.0 miles
- Southampton Airport 31.8 miles
- London Gatwick Airport 47.1 miles

## Nearby Stations

- Chichester

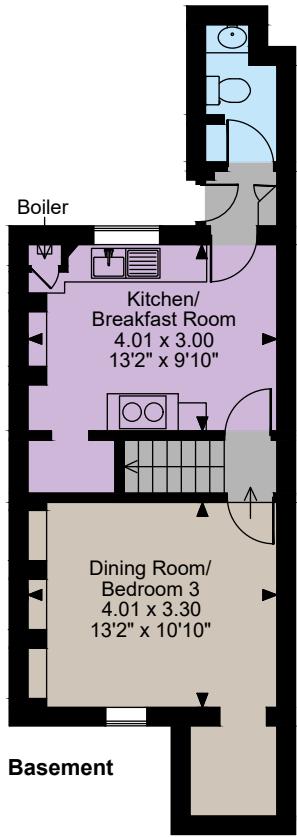
## Key Locations

- Chichester Festival theatre
- Pallant House Gallery
- Goodwood House
- South Downs National Park
- Chichester Harbour

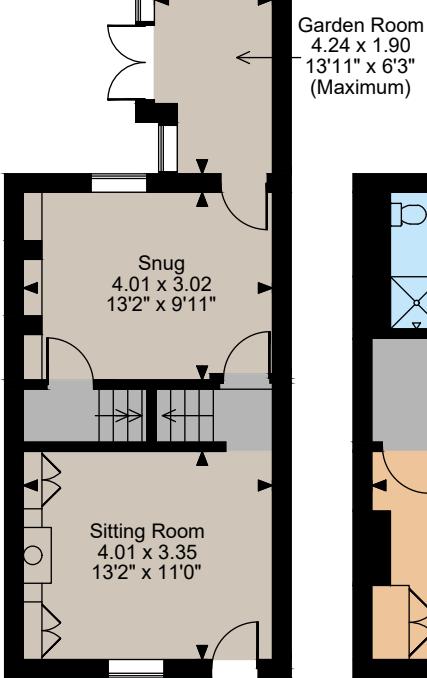
## Nearby Schools

- The Prebendal School
- Westbourne House

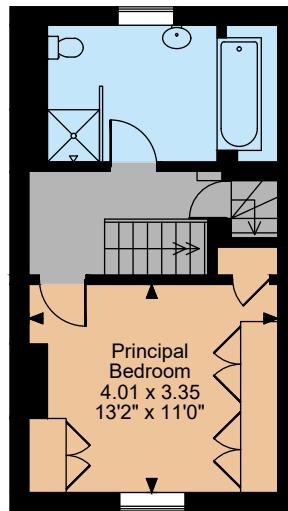




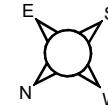
**Ground Floor**



**First Floor**



**Second Floor**



## Floorplans

House internal area 1,262 sq ft (117 sq m)  
For identification purposes only.

## Directions

PO19 3BN

what3words: ///trucks.spout.traps

## General

**Local Authority:** Chichester District Council

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

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

**Council Tax:** Band D

**EPC Rating:** D

**Tenure:** Freehold

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

Denotes restricted head height

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## Chichester

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