

70 Westgate, Chichester, West Sussex



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An exceptionally well-presented detached residence offering stylish and contemporary living, situated in a highly sought-after location within walking distance of the historic city centre and cathedral.

70 Westgate is an impeccably presented home with attractive red-brick and white-rendered elevations beneath a tiled roof. The property offers more than 2,000 sq ft of light-filled, sensitively modernised accommodation, characterised by elegant décor, high-quality fittings and a layout ideally suited to both family life and entertaining.

The welcoming entrance porch opens into a central reception hall, where a discreet Stiltz home lift provides access to the first floor.

At the heart of the home lies an expansive open-plan kitchen and dining area, fitted with bespoke sage-green cabinetry, marble-effect worktops, a central island and premium integrated appliances. The adjoining breakfast area enjoys glazed doors opening onto the garden, while a practical utility room and an informal dining area with a window seat provide additional everyday living space.

Beyond, is an additional reception room, enhanced by a large bay window and a modern fireplace. The light-filled garden room, with roof lanterns and dual-aspect views across the garden, flows seamlessly into a comfortable sitting room, where alcove shelving and a fireplace create a warm and inviting atmosphere. A front-aspect study with an adjoining cloakroom, together with a separate guest cloakroom, completes the ground floor accommodation.

On the first floor, the landing provides access to three generous double bedrooms. The principal suite includes a dressing room and a contemporary en suite bathroom with sleek grey tiling, a walk-in shower and a separate bath. The remaining two bedrooms, one of which features a spacious bay window, are served by a stylish family shower room.

The property is approached through secure gates onto an expansive resin-bound driveway, providing ample parking and access to the detached double garage, which benefits from an EV charging point. The landscaped rear garden enjoys a high degree of privacy and features a manicured lawn, established herbaceous borders and a paved terrace beneath a timber pergola, ideal for al fresco dining. A substantial summer house with bi-fold doors provides versatile space for a studio, home office or gym.

2,520 sq ft (234 sq m) | Freehold
3/4 bedrooms | 3/4 reception rooms
Excellent location | Double garage
Guide price £1,750,000

Location

Westgate is one of Chichester’s most historic and desirable residential streets, lying just to the west of the city centre. The location offers immediate access to Chichester’s excellent range of shopping, leisure and cultural amenities, including the renowned Festival Theatre, Pallant House Gallery and a wide choice of restaurants and cafés. The city also provides comprehensive everyday facilities, with further options available in nearby Goodwood and along the Sussex coast.

The area is well served by schools, including Chichester High School, Bishop Luffa School and the independent Prebendal School, with further independent options such as Seaford College and Westbourne House School within easy reach.

Transport connections are strong: Chichester station provides regular services to London Victoria and coastal destinations, while the nearby A27 offers road links towards Brighton, Portsmouth and the wider motorway network. The surrounding South Downs and Chichester Harbour Area of Outstanding Natural Beauty provide exceptional opportunities for walking, sailing and outdoor pursuits.

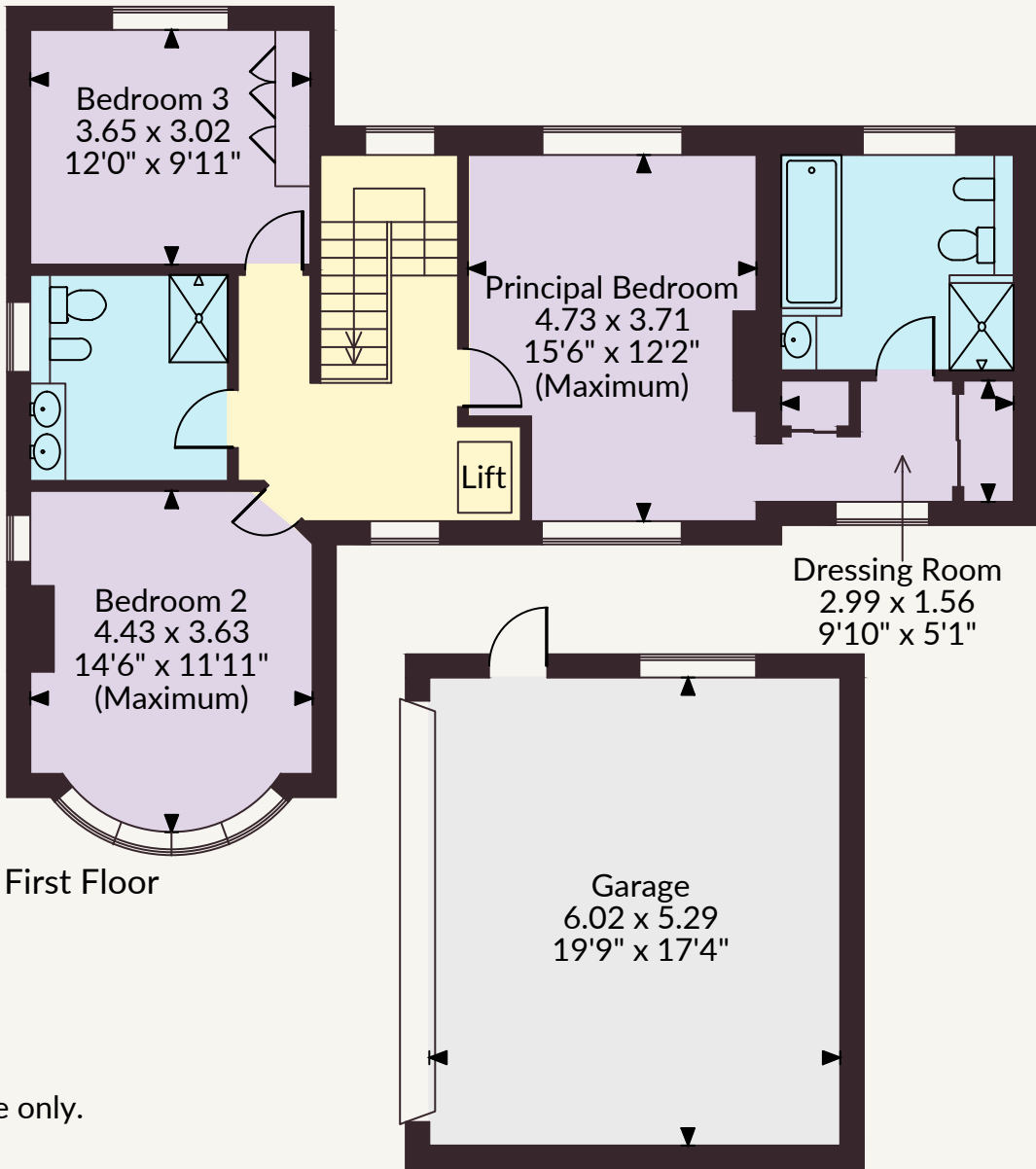
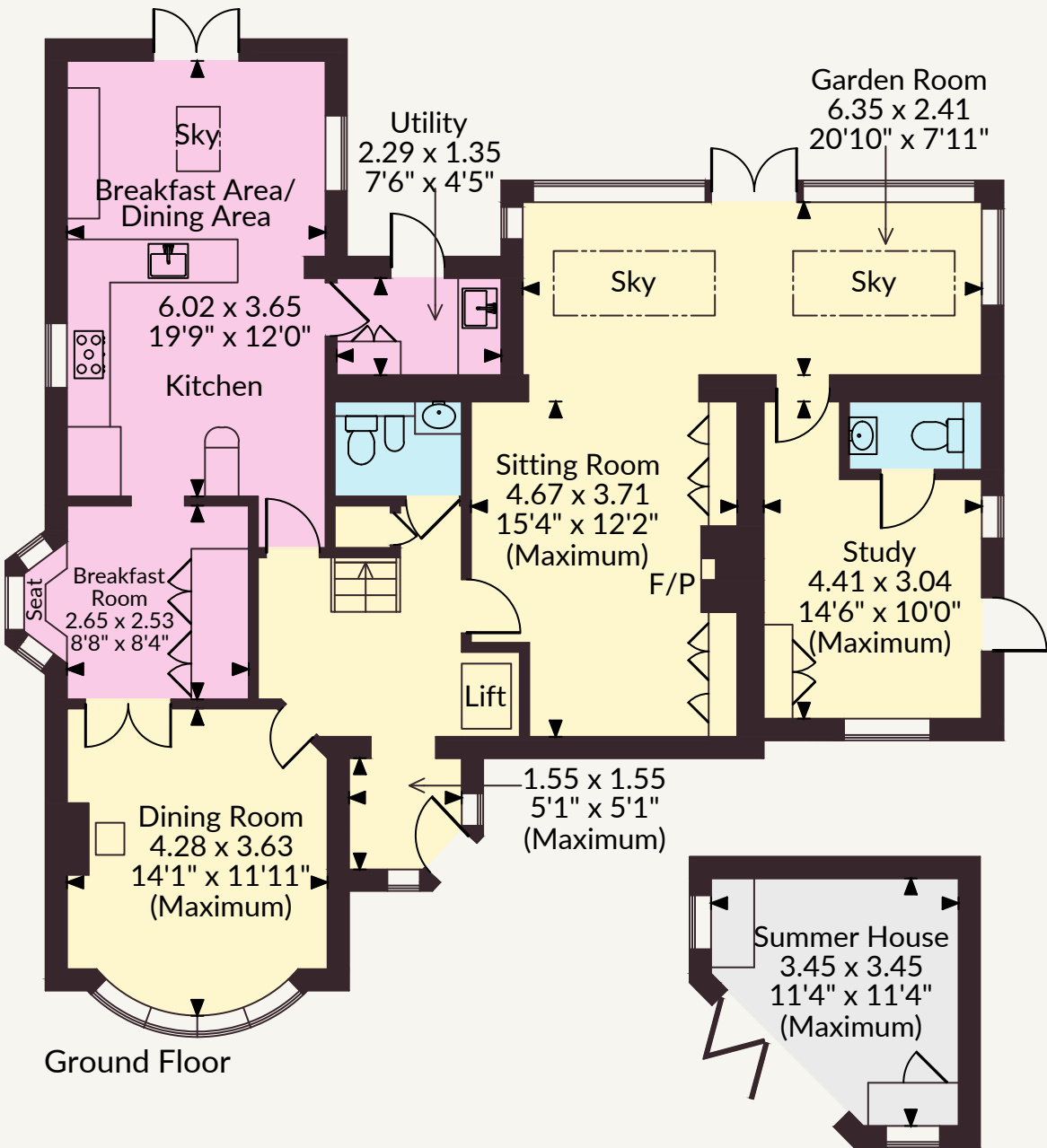
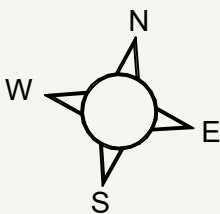
General

Local Authority: Chichester District Council
Services: Mains gas, electricity, water and drainage
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Westgate, Chichester

Main House internal area 2,073 sq ft (193 sq m)
Garage internal area 343 sq ft (32 sq m)
Summer House internal area 104 sq ft (10 sq m)
Total internal area 2,520 sq ft (234 sq m)



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