



35 St Paul's Road

Chichester, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Moments from the heart of the city, a characterful period property with two excellent garden rooms.

A stylish semi-detached Edwardian home with a wealth of retained heritage detail where distinctive characteristics blend with contemporary interior styling.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OUTSIDE PERMIT PARKING



SW FACING GARDEN



FREEHOLD



CITY



1,161 SQ FT



**GUIDE PRICE
£525,000**



The property

35 St Pauls Road is a striking property that offers a wealth of period and character features. On the ground floor, the sitting room is centred around a vintage fireplace and features exposed wooden flooring, picture rails, decorative corning and a feature bay window recess. The property has been modernised throughout, including recently restored sash windows and exterior paintwork. The adjacent dining room provides the ideal setting to host family and friends, and French doors to the south west facing rear garden. A large aperture connects to the spacious kitchen/breakfast room where there is ample space for casual seating alongside the wall of glazed bi-folding doors to the outside. Filled with natural light, this well-designed, sociable space is fitted with contemporary, white cabinetry, integrated appliances and stone work surfaces and has the benefit of a large pantry. There are three bedrooms on the first floor which have been stylishly appointed with large sash windows. The principal bedroom benefits from a stunning tiled fireplace and attractive bay window. The second bedroom also showcases an antique hearth, whilst the

third room enjoys an outlook to the south-westerly aspect over the rear garden. A smartly-appointed washroom facility on the upper level has a large walk-in shower and complements a second shower room in a tucked-away position on the lower floor. There is also a large loft offering scope for conversion, subject to planning permission.

Outside

Evergreen hedging at the front provides a degree of privacy to the home, with a wrought-iron gate onto the pathway approach to the covered entrance. Areas of paved terracing adjoin the back of the property enjoying the south-westerly aspect of the rear garden and a pergola structure offers a framework for climbing shrubs. An area of lawn leads to the versatile-use timber outbuilding, currently used as a gym and bedroom, and ideal for working from home. Borders to the side boundaries feature beech bushes and specimen trees are set within the lawned area.. There is also a useful timber garden store and side access to the rear garden via a secure gate.



Location

The property is conveniently situated just moments from the heart of the city centre, within easy reach of the historic cathedral and the renowned Festival Theatre, with a comprehensive range of shopping, eateries and leisure amenities on the door-step. 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. For sailing enthusiasts, Chichester Marina and Yacht Club and Birdham Pool Marina are easily accessible.

Chichester has a mainline railway station offering services to London Victoria via Gatwick and to London Waterloo (from 1 hour 21 minutes) via Havant, whilst road-users have easy access to join the A27 for links to south-coast destination as well as the A24 and the A3.

There are well-regarded schooling options in the vicinity in both the state and independent sectors including Bishop Luffa School, The Prendental School, Westbourne House and Portsmouth Grammar School.



Distances

- Chichester Cathedral 640 metres
- Goodwood Estate 4 miles
- West Wittering Beach 9 miles
- Petersfield 16 miles
- Southampton Airport 31 miles
- Brighton 32 miles
- Guildford 34 miles

Nearby Stations

- Chichester railway station
- Havant railway station
- Fishbourne railway station
- Bosham railway station

Key Locations

- Chichester Festival Theatre
- Pallant House Gallery
- The Goodwood Estate
- Birdham Pool Marina
- Chichester Marina & Harbour
- RSPB Pagham Harbour Nature Reserve

- South Downs National Park

Nearby Schools

- Jesse Younghusband Primary School
- The Prebendal School
- Westbourne House School
- Bishop Luffa School
- Portsmouth Grammar School





Floorplans

House internal area 1,161 sq ft (108 sq m)
 Garden Office and Store Internal area 305 sq ft (287 sq m)
 For identification purposes only.

Directions

PO19 3BJ

unable.waddled.walks - brings you to the frontage

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water & drainage

Mobile coverage/broadband:

Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band D

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8632737/DWL

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 January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

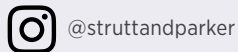
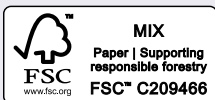
Chichester

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.

