



Flint House

44 South Street, Chichester, West Sussex, PO19 1DS

Michael
Cornish
PROPERTY SALES & ACQUISITIONS

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South Street, Chichester





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A substantial and handsome Grade II* listed Georgian property situated in heart of the city centre in a prime location in South Street with nearby parks, bus and rail station networks. Current use Class E commercial, business with planning permission to convert into four Residential apartments with onsite parking.

THE PROPERTY

- Substantial Freehold **Development Opportunity** (Grade II* listed) accessed from South Street and via South Pallant and Theatre Lane
 - E Class use - existing consent retained until **Residential consent** implemented
-
- Consent for **Four Apartments** (1 x 3 beds plus Basement, 3 x 2 beds)
 - Total approx. 4,812 sqft/447 sqm GIA
 - On site car parking for at least four vehicles
 - Rear Two bedroom first & second floor flats to benefit from proposed new lift
 - Ground Floor Flat benefits from a Basement media room and courtyard garden
-
- Current E Class use parking for tandem/ bumper to bumper about 10 vehicles
-
- Current E Class configuration may suit conversion to a large **Single dwelling** or mixed use development subject to planning consents

Flint House

Flint House is a stunning period Grade II* listed property with substantial accommodation over three floors with a large basement. The name of the property is derived from the classic flint facade with 3 window bays with attractive corniced dentils below eaves and featuring galleted flint work. Painted brick quoins and dressings. Sash windows in reveals in shallow segmental arches; all glazing bars intact. Large 3 light bow window on 1st floor supported by a stone arch on corbels which forms a canopy over the doorway below. Doorway up steps shaped like a mounting block with a railing separating them from the pavement. Doorway with semi-circular fluted frame and impost moulding; 6 panel moulded door in reveals behind with semi-circular fanlight over. At the rear of the property and the facade (where the listed nature of the building is focused) it is understood that the property had been converted to bank premises and has a 1960's modern extension to the rear aspect. The rear car park can provide up to about 10 vehicles, currently but as part of the development, which comprises infill and this reduces down to four spaces plus a garden area with four residential apartments. Whilst the current planning permission allows for conversion to four apartments it would also make a wonderful single dwelling, or could be retained to provide excellent E Class premises either as a single occupancy or let in its individual parts. The property benefits from planning consent for conversion to **four Residential apartments** further detail set out as follows: **Ground Floor Apartment:** 3 bedrooms total approx. 174 sqm plus Basement of approx. 60 sqm (proposed wine cellar/media room/gym) and with courtyard garden. **First Floor front Apartment:** 2 bedrooms with high ceilings approx. 133 sqm and a **First Floor Rear Apartment:** 2 bedrooms with lift access approx. 70 sqm and **Second Floor Rear Apartment:** 2 Bedrooms with lift access approx. 70 sqm.

Exceptional city centre location with a variety of quality Restaurants, Shops and lovely Parks nearby









CHICHESTER

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible via road and train link including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

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CGI PLANS IMAGES - For identification purposes only

3D FLOOR PLANS

BASEMENT

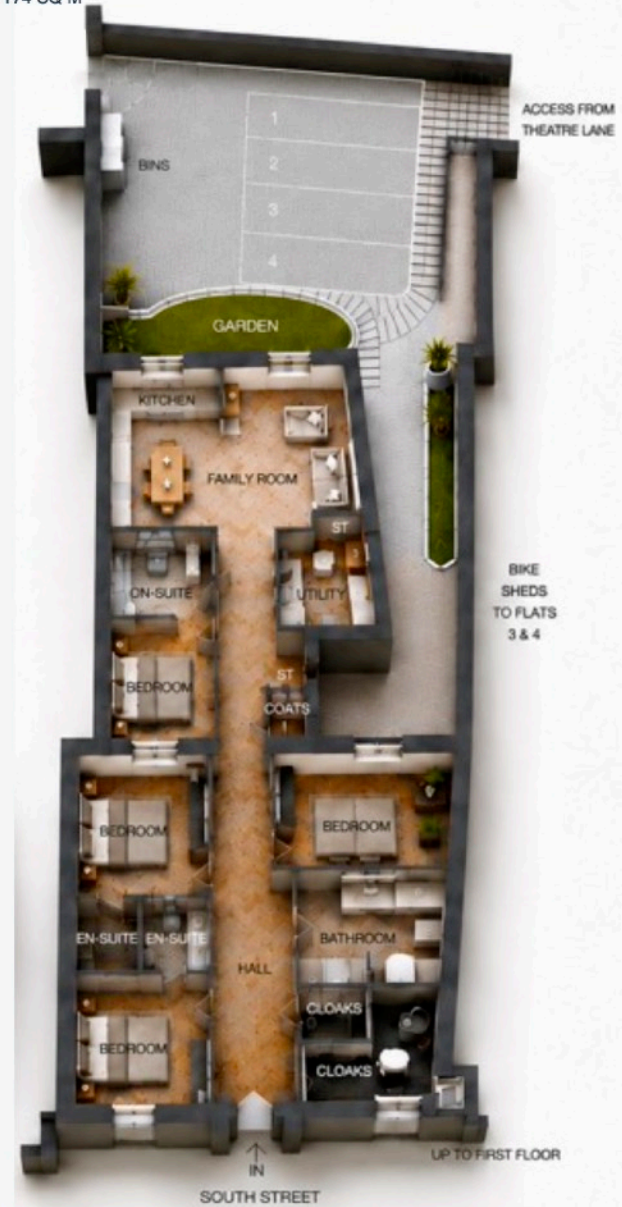
FLOOR AREA - 60 SQ M



FLINT HOUSE - BASEMENT

GROUND FLOOR - FLAT 1

FLOOR AREA - 174 SQ M



SOUTH STREET

FIRST FLOOR - FLATS 2 AND 3

FLINT HOUSE - FIRST FLOOR

FLAT 3 - 2 BEDROOMS - 70 SQ M

FLAT 2 - 2 BEDROOMS - 133 SQ M



SECOND FLOOR - FLAT 4

FLINT HOUSE - SECOND FLOOR

FLAT 4 - 2 BEDROOMS - 70 SQ M



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FLOOR PLANS - For identification purposes only

FLOOR PLAN OVERVIEW

Design proposals | planning application 23/01208/LBC | source layout retained

BASEMENT

Flat 1 ancillary accommodation
60 sqm
Includes internal partitions, circulation and stairs.
Basement area: 60 sqm; verify on site.

GROUND FLOOR

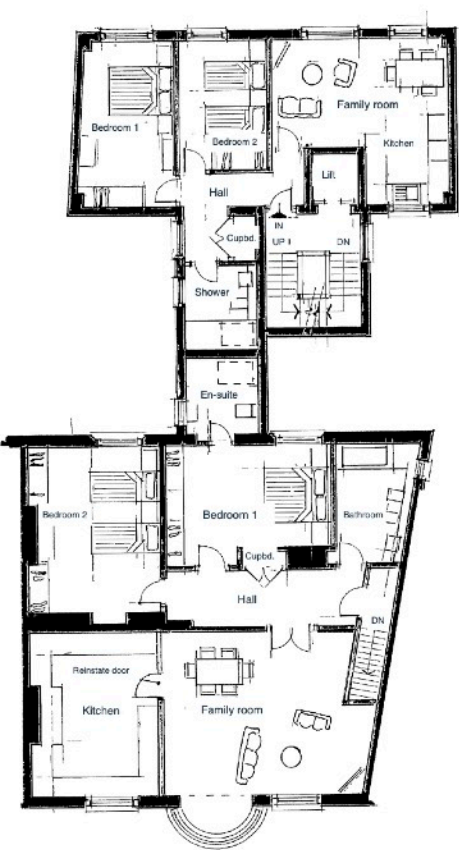
Flat 1 | 3 bedrooms | 5 persons
174 sq m excluding basement

FIRST FLOOR

Flat 2 . 2 Bedroom 133 sqm
Flat 3 . 2 Bedroom 70 sqm

SECOND FLOOR

Flat 4 | 2 bedrooms
70 sq m





Goodwood Racecourse



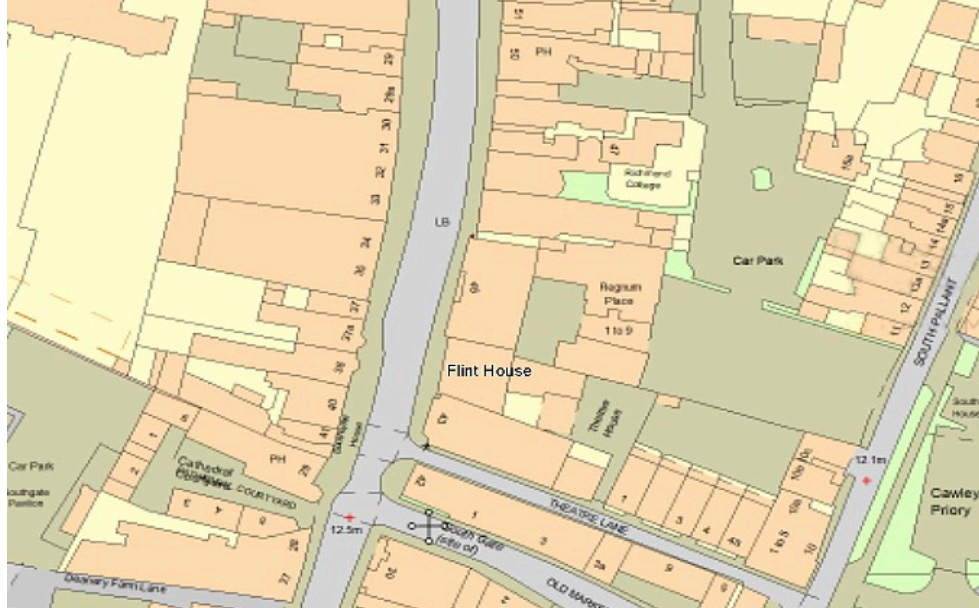
Goodwood Revival



Chichester Marina



West Wittering



SERVICES: Mains electricity, water, gas central heating and drainage.

Rateable Value (2023): £48,000

Rateable Value: (Draft - Schedule for implantation from 1st April 2026): £51,000

Occupiers will pay approximately 50% of this per annum (on sub £50,001 Rateable Values) and approximately 55% on Rateable Values above.

Interested parties should make their own enquiries to satisfy themselves of their business Rate liability: www.gov.uk/find-business-rates

PLANNING:

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this respect.

Chichester District Council Planning Consent Ref: CC/23/01207/FUL for: Change of use of bank (Use Class E[c](i)) to Residential (Use Class C3) comprising 4 New Apartments, to include various internal layouts alterations, changes to fenestration, and a three storey extension, ground floor infill extension, fenestration alterations and three storey extension, ground floor infill extension, fenestration and removal of external spiral staircase to the 1960's currently linked to the rear of the property.

EPC Rating tbc

LOCAL AUTHORITY: Chichester Council 01243 785166

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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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