

Bell & Blake
SALES & LETTINGS

Truffle Cottage, 105, St. Pauls Road, Chichester, West Sussex PO19 3DJ

Asking Price £550,000

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2 | 2 | 1 | EPC N/A

- Charming Character Property (An Old Toll House)
- 2 Bedrooms
- Just a short flat walk from the city centre
- Driveway
- Garage with utility space
- Westerly aspect rear garden
- Lounge Diner
- NO FORWARD CHAIN

Embrace the charm of a bygone era with this beautifully preserved Grade II listed former toll house — a rare opportunity to own a captivating piece of local history.

Set within tranquil gardens just a short stroll from Chichester's vibrant city centre and minutes from the world-renowned Goodwood Estate, this distinctive home exudes character and timeless appeal.

Key Features: • Two inviting bedrooms, including a delightful principal suite with walk-in wardrobe • Light-filled open-plan living and dining space, blending period charm with everyday comfort • Well-tended front and rear gardens offering privacy, peace, and space to entertain • Private driveway with garage for convenient off-road parking • Elegant arched windows and original architectural details celebrating the home's heritage

Perfectly positioned to enjoy both the serenity of the countryside and the convenience of city life, the Toll House offers easy access to shops, cafés, transport links, and the rolling landscapes of the South Downs. Whether you desire a permanent residence, an idyllic weekend escape, or a one-of-a-kind investment, this enchanting property combines history, charm, and lifestyle in perfect harmony.

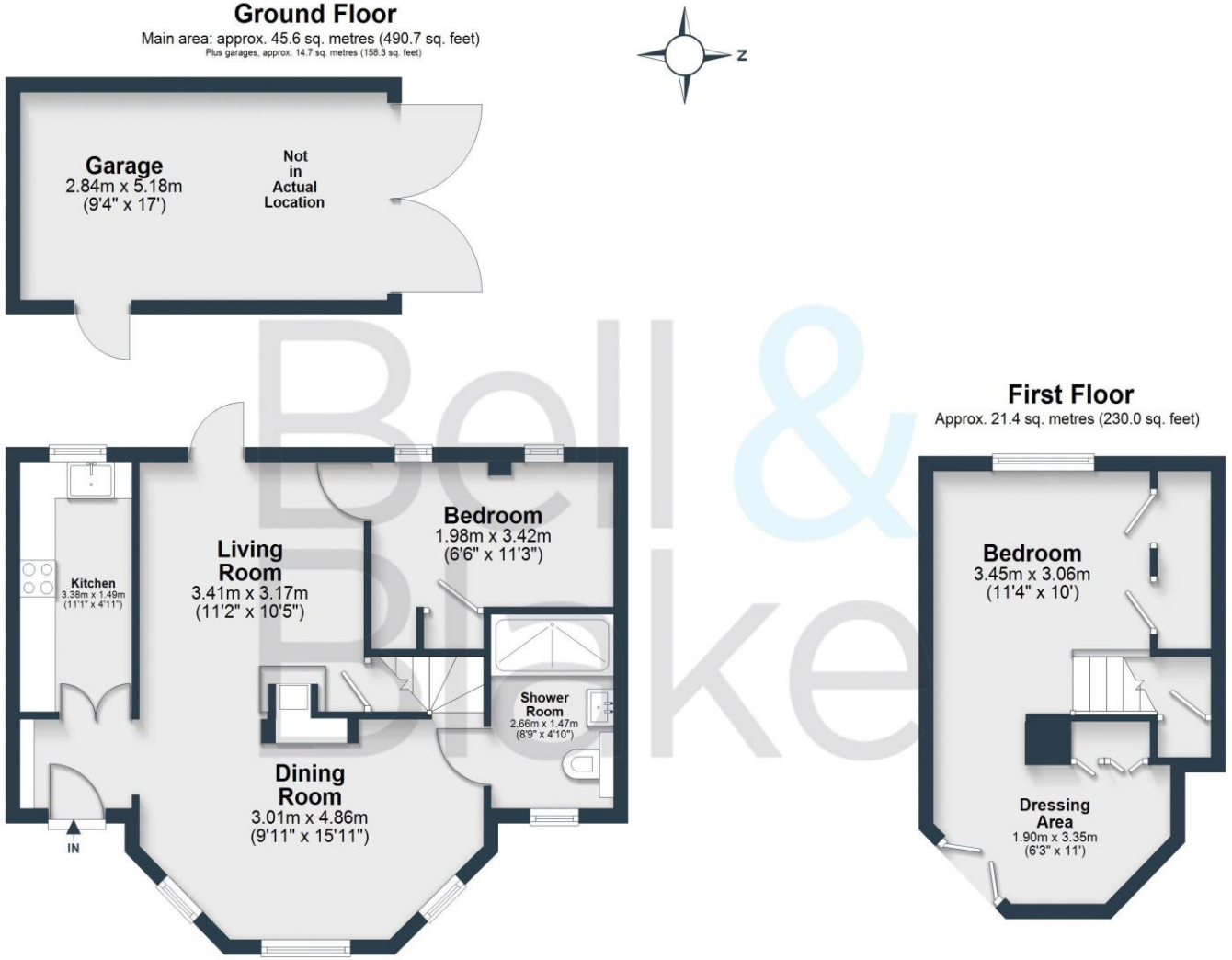




Ground Floor

Main area: approx. 45.6 sq. metres (490.7 sq. feet)

Plus garages, approx. 14.7 sq. metres (158.3 sq. feet)



Main area: Approx. 66.9 sq. metres (720.6 sq. feet)

Plus garages, approx. 14.7 sq. metres (158.3 sq. feet)

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