



FOR SALE

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



Key Features

- Chichester is a busy and attractive cathedral city in central position close to public car parks, bus and rail stations
- Works completed to repair front facade at a cost approaching £100,000.
- Large Freehold Development Opportunity (Grade II* listed) accessed from South Street and via South Pallant and Theatre Lane
- E Class Premises - existing consent retained until new consent implemented - Consent for Four Apartments (1 x 3 bed, 3 x 2 bed)
- Total size 4,812 sq ft (447 sqm) GIA
- On site car parking for four vehicles in generous parking area or 11 in its current E Class configuration
- May suit conversion to large single dwelling or mixed use development STP
- Rear two bedroom flats to benefit from proposed new lift
- Ground Floor Flat would benefit from a courtyard garden and basement cinema room under current planning permission and attractive bay window and high ceilings to 1st Floor Flat (front)
- Price on application



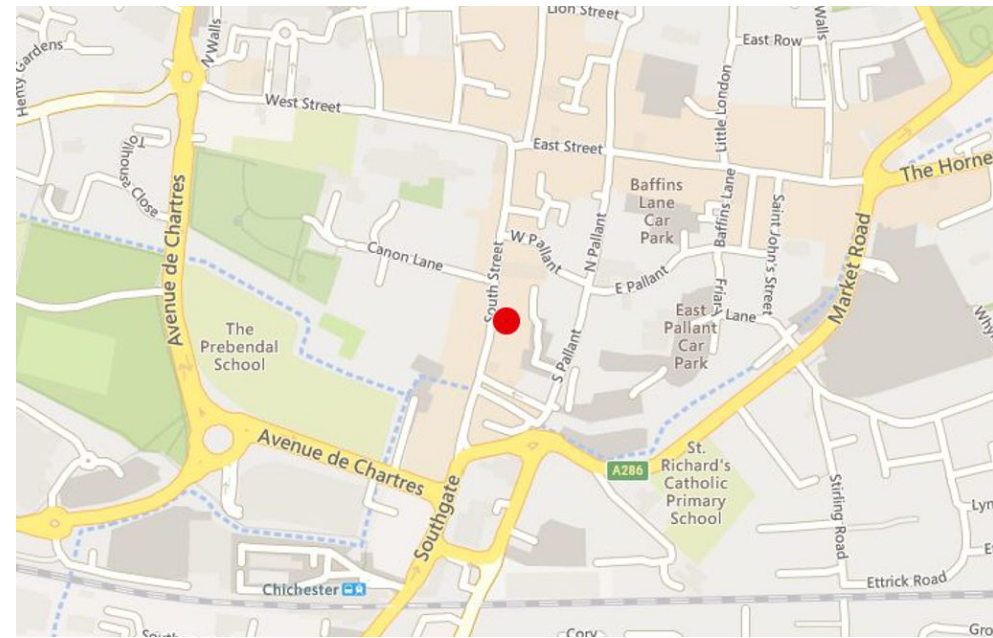


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Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

The property is situated in a central position close to all amenities. This include high quality restaurants such as the Ivy, an exciting nightlife for Uni students studying at Chichester, and scenic walks through its multiple parks. Chichester is also home to Goodwood's renowned summer festivals, including the Festival of Speed and Revival together with their horse racing which also provides two 18 hole golf courses. Close by is the attractive Chichester Harbour and the excellent opportunities for sailing.





Description

The property is an attractive period Grade II* listed building over three floors with a basement. The attractive facade with three window bays and flint elevations give the property its name. Behind the facade (where the listed nature of the building is focused) the property had been converted to bank premises and has a 1960s modern extension to the rear.

The property, particularly at the first floor front, has high ceilings and large windows making it a perfect candidate to become a light and breathable living space.

The rear car park can provide up to 10 cars currently but as part of the development comprises infill this reduces down to four spaces plus a garden area.

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 occupation or let in its individual parts.

The property benefits from planning consent for conversion to four apartments further detail set out below.

Ground Floor Apartment

3 bedrooms with courtyard garden totaling 174 sq m with additional basement of 60 sqm (proposed wine store/cinema room/gym)

First Floor Front Apartment

2 bedrooms with high ceilings and attractive bay window totaling 133 sq m

First Floor Rear Apartment

2 bedrooms with lift access totaling 70 sq m

Second Floor Rear Apartment

2 bedrooms with lift access totaling 70 sq m

The accommodation has an approximate total floor areas Gross Internal Areas (GIA) of 4,812 sq ft (447 sq m)





Rateable Value

Rateable Value (2023): £48,000

Rateable Value (Draft - Scheduled for Implementation 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 rates liability: <https://www.gov.uk/find-business-rates>.

EPC

Further information available on request.

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 regard.

Planning consent has been achieved under CC/23/01207/FUL for:

Change of use of bank (Use Class E[c][i]) to residential (Use Class C3) comprising 4 no. new flats, to include various internal layout alterations, changes to fenestration, and a three storey extension, ground floor infill extension, fenestration changes and removal of external spiral to the 1960s linked rear extension.





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Terms

We have been instructed to market the property with the benefit of the planning consent. Alternatively the existing E Class consent also applies as the residential permission has not been implemented yet.

Price on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

27 January 2026

