Flude
PROPERTY CONSULTANTS

FREEHOLD E CLASS BUILDING WITH
PLANNING FOR RESIDENTIAL DWELLING
(C3)

Price Reduction



FOR SALE

Hollybrook House
4 East Pallant, Chichester,
West Sussex, PO19 1TR







Key Features

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- The property comprises 2,784 sq ft (259 sqm) GIA
- Change of Use from Class E to C3, single residential dwelling. Demolition and replacement of single storey rear extension (CC/25/02425/FUL)
- Attractive Grade II listed building with courtyard to rear
- The Pallant area of Chichester is formed in the majority by historic buildings both commercial and residential in form
- Located near the North Pallant Gallery
- Price Reduced to £650,000

Location & Situation

Chichester is a Cathedral city, and the county town of West Sussex. It lies approximately 21 miles east of Portsmouth, 30 miles west of Brighton and 65 miles south of London.

The property has an excellent city centre location within walking distance of railway links. The road is a one-way street with a number of car parks nearby. Chichester city centre has close access to the A27, a major South Coast arterial route which links Brighton, Worthing, Portsmouth and Southampton. The A27 connects to the A3 which in turn provides access to the M25 and London.











Description & Accommodation

Hollybrook House is a Grade II listed three storey Georgian terraced property with basement, situated in the highly regarded Pallants area of Chichester. The building features rendered brick elevations, a mix of single and double glazed sash windows, and a pitched tiled roof, reflecting its early Georgian character.

The Pallants are formed predominantly of historic Georgian houses, many of which have been converted to office use over time, while the street scape has remained “largely unchanged in character since the early 18th century”. The area is recognised for its heritage significance, elegant architecture and proximity to cultural landmarks including the Pallant House Gallery.

The property is currently arranged as office accommodation but benefits from full planning consent for conversion to a single residential dwelling. The approved scheme includes demolition of the existing single storey rear extension and construction of a new contemporary kitchen extension with a frameless glazed link, creating a generous kitchen/breakfast room overlooking a modest courtyard.

Internally, the accommodation is arranged over three floors plus basement, providing eleven rooms, WC facilities, a shared kitchen area and a small rear courtyard. The basement is used for storage, with the upper floors configured as individual office rooms, offering strong potential for reinstatement as a high quality dwelling.

The property extends to approximately 2,442 sq ft (227 sq m) NIA, with a GIA of 2,784 sq ft (259 sq m)







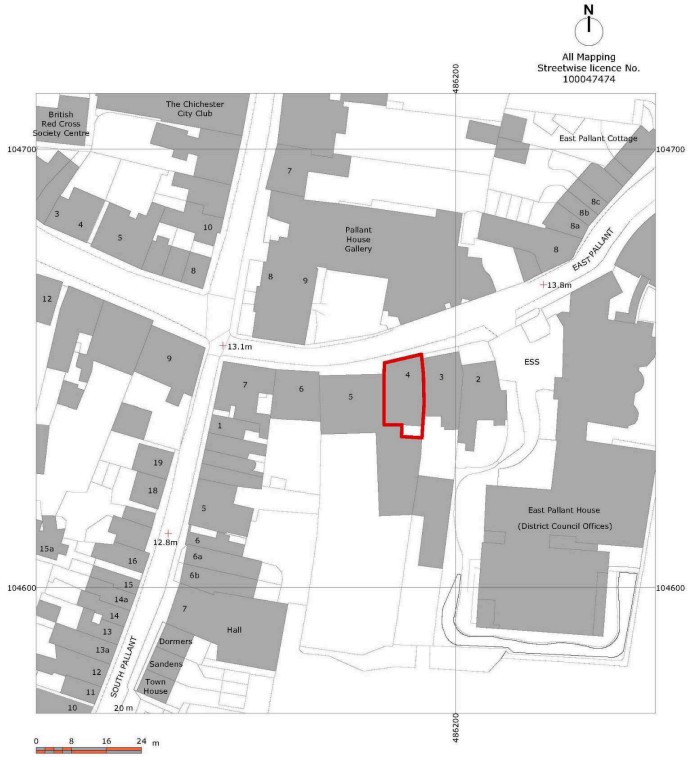
Floor Areas cont.

We have also provided the gross internal area (GIA) which is the NIA above plus those excluded areas which is typically calculated for residential use.

Area (NIA)	Sq ft
Ground Floor	1,071 sq ft
First Floor	572 sq ft
Second Floor	447 sq ft*
Basement	352 sq ft
Total	2,442 sq ft

Area (GIA)	Sq ft
Ground Floor	1,210sq ft
First Floor	665 sq ft
Second Floor	557 sq ft
Basement	352 sq ft
Total	2,784 sq ft

*Some restricted headroom under 1.5m contained in the eaves



BLOCK PLAN EXISTING 1:500



BLOCK PLAN EPROPOSED 1:500

Proposed Plans and Elevations For C3 Dwelling

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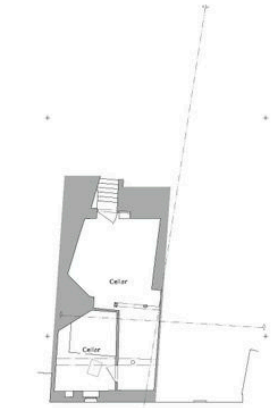
Notes
Use only Figured Dimensions
Always check dimensions on site and report any discrepencies to the Architect.
Not for construction unless marked for this purpose.







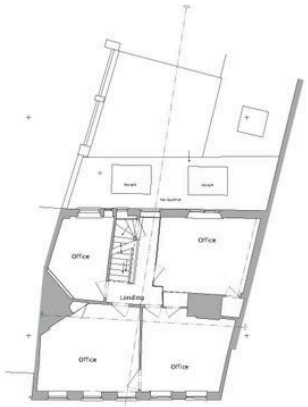




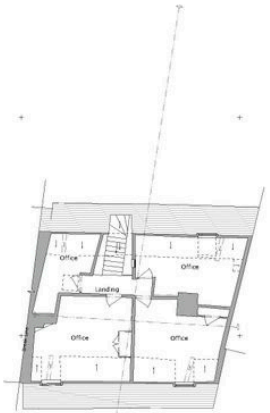
Cellar Plan Existing 1:100
GIA 31.65m²



Ground Floor Plan Existing 1:100
GIA 123.13m²



First Floor Plan Existing 1:100
GIA 68.73m²



Second Floor Plan Existing 1:100
GIA 58.87m²



GIA Existing; 281.78m²

REVISION	DESCRIPTION	DRAWN BY	DATE
B	Planning Issue	SWR	08/10/25
A	Feasibility	SWR	01/08/25

SWR ARCHITECT

TITLE: Hollybrook Developments ltd
Change of Use Application/ LDC
4 East Pallant, Chichester, PO19 1TR

DRAWING NUMBER	REVISION	STATUS	DATE
2068/101	B	Planning	July 2025
DRAWN BY	SWR		
TITLE	Plans/Elevations existing		

Rateable Value

The property has been divided into a number of separate assessments for business rates. Further details on request.

EPC

We understand the property has an EPC rating of E.

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Planning has been achieved for change of Change of Use from Class E to C3, single residential dwelling. Demolition and replacement of single storey rear extension. Planning permission CC/25/02425/FUL.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

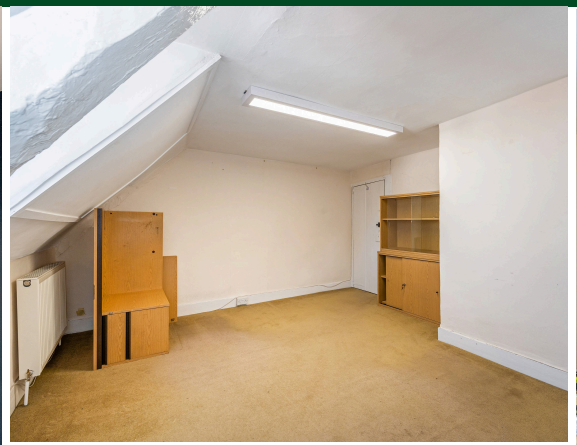






Hollybrook House 4 East Pallant, Chichester, West Sussex. PO19 1TR















Terms

The freehold interest of the property is available with the benefit of the residential consent for change of use to a single dwelling (CC/25/02425/FUL). Price reduced to £650,000

Legal Fees

Each party to bear their own legal costs incurred.

VAT

The property is not VAT elected and therefore there is no VAT payable on the purchase price.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.

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Further Information

Marketed jointly by Flude Property Consultants and Tod Anstee.

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20th October 2026