



# THE PEACHERIES

CHICHESTER, PO19 7TP

£435,000  
FREEHOLD

A modern family home with a garage and pretty rear garden located on a no through road just to the east of Chichester's vibrant city centre.



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## THE PEACHERIES

Gas fired central heating |

Kitchen/breakfast room |

Cloakroom | Good sized sitting

room | Garage | No onward

chain | EPC - TBC



This modern family home offers light and airy accommodation arranged over two floors, a well-proportioned and enclosed rear garden,

a garage with driveway parking and is located towards the end of a no through road a short distance from Chichester's historic centre.

### Accommodation

As you enter on the ground floor there is an entrance hall which leads to a modern kitchen/dining room, a useful ground floor cloakroom and beyond into a large sitting room with access into the rear garden via French doors. On the first floor, off a central landing full of natural light there are three bedrooms (the master with built in storage) and a family bathroom.

### Outside

To the rear lies a pretty and enclosed garden which is mainly laid to lawn with mature borders and shrubs planted throughout. There is also a sunlit terrace and side access. To the front there is a good sized garage (with up and over door) and beyond driveway parking. A paved path leads through an enclosed lawned area and provides access to the front door.

## Location

The property is located a short distance to the east of Chichester vibrant city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

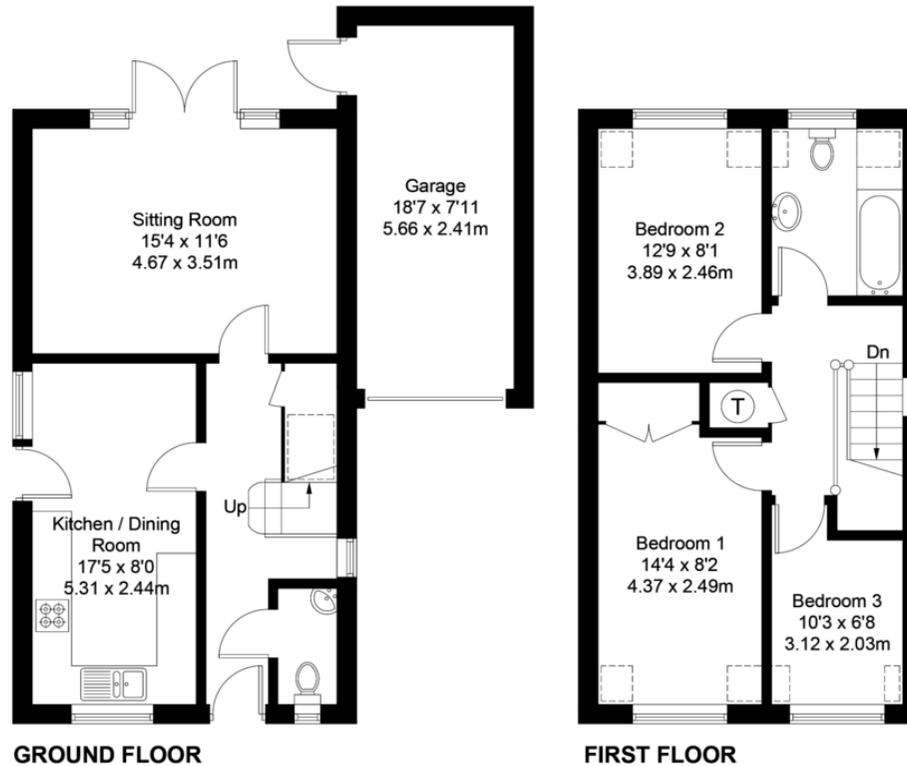
## THE PEACHERIES



**The Peacheries, PO19 7TP**  
APPROXIMATE GROSS INTERNAL AREA = 901 SQ FT / 83.7 SQ M  
GARAGE = 147 SQ FT / 13.7 SQ M  
TOTAL = 1048 SQ FT / 97.4 SQ M



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID762974)

Hancock & Partners

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

