



58 Orchard Street | Chichester | PO19 1DE

Guide Price £360,000 Freehold



hancock

Lettings & Estate Agents

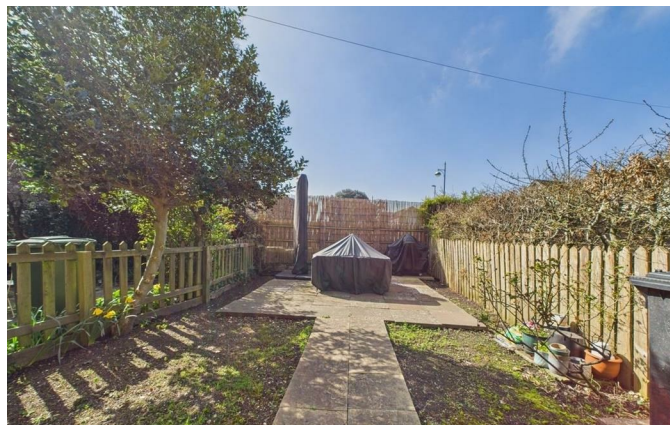
Orchard Street | Chichester | PO19 1DE
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- No onward chain
- Character terraced cottage
- Gas fired central heating
- 2-bedrooms
- Sunlit south facing garden
- City centre

This charming period cottage has been updated by the current owner and is being offered to the market with no onward chain.

Accommodation

The light and characterful accommodation is arranged over two floors. On the ground floor there is an entrance (with store cupboard) which leads to an open plan sitting/dining room which runs nearly the length of the ground floor and is complete with a feature fire. To the rear there is a newly fitted kitchen and access out into a small courtyard via a single door. On the first floor, off a central landing, there is a spacious master bedroom overlooking the south facing garden, a single bedroom (with built in storage) and an updated bathroom. The latter complete with bath with shower attachment, wash basin and wc.



what3words
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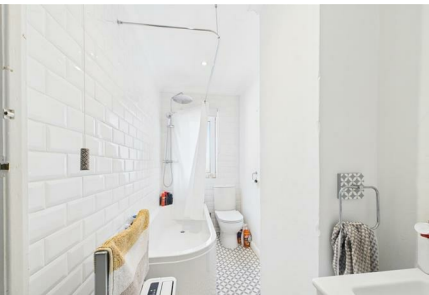


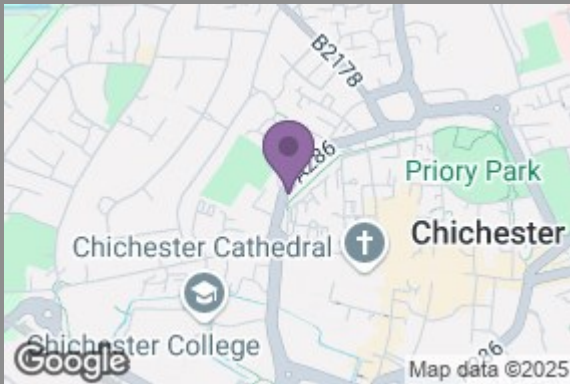
Outside

To the rear there is a small courtyard. To the front of the property there is an enclosed and pretty garden which is south facing and has a sunlit terrace.

Location

The property is set back from the road and accessed from Orchard Street which is located within the heart of Chichester's city centre near the city's historic roman wall. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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