



14 Carse Road | Chichester | PO19 6YQ

Guide Price £379,000 Freehold



hancock

Lettings & Estate Agents

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- Gas fired central heating
- 3 Double bedrooms with built in storage
- Open plan sitting/dining room
- Driveway and garage
- No onward chain

This cleverly designed home offers light and well proportioned accommodation arranged over two floors and is being offered to the market with no onward chain.

Accommodation

On the ground floor there is an entrance hall leading to a useful cloakroom, a fitted kitchen and to the rear a spacious sitting/dining. This space also has access into the rear garden via sliding doors. On the first floor, off a central landing there are three double bedrooms (master with en-suite), all with built in storage and a family bathroom.

Outside

Outside to the rear lies a mature and enclosed garden which is mainly laid to lawn with small shrubs planted throughout. To the front there is an integral garage with up and over door and ample parking in the form of a



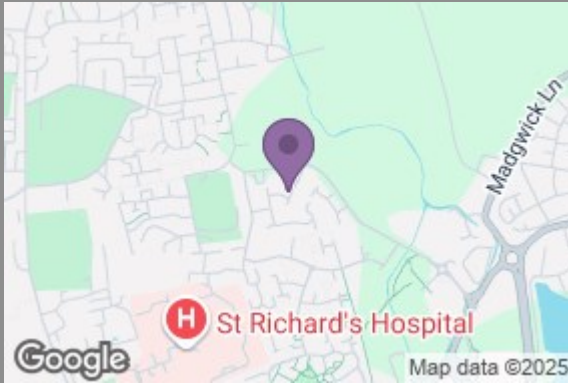
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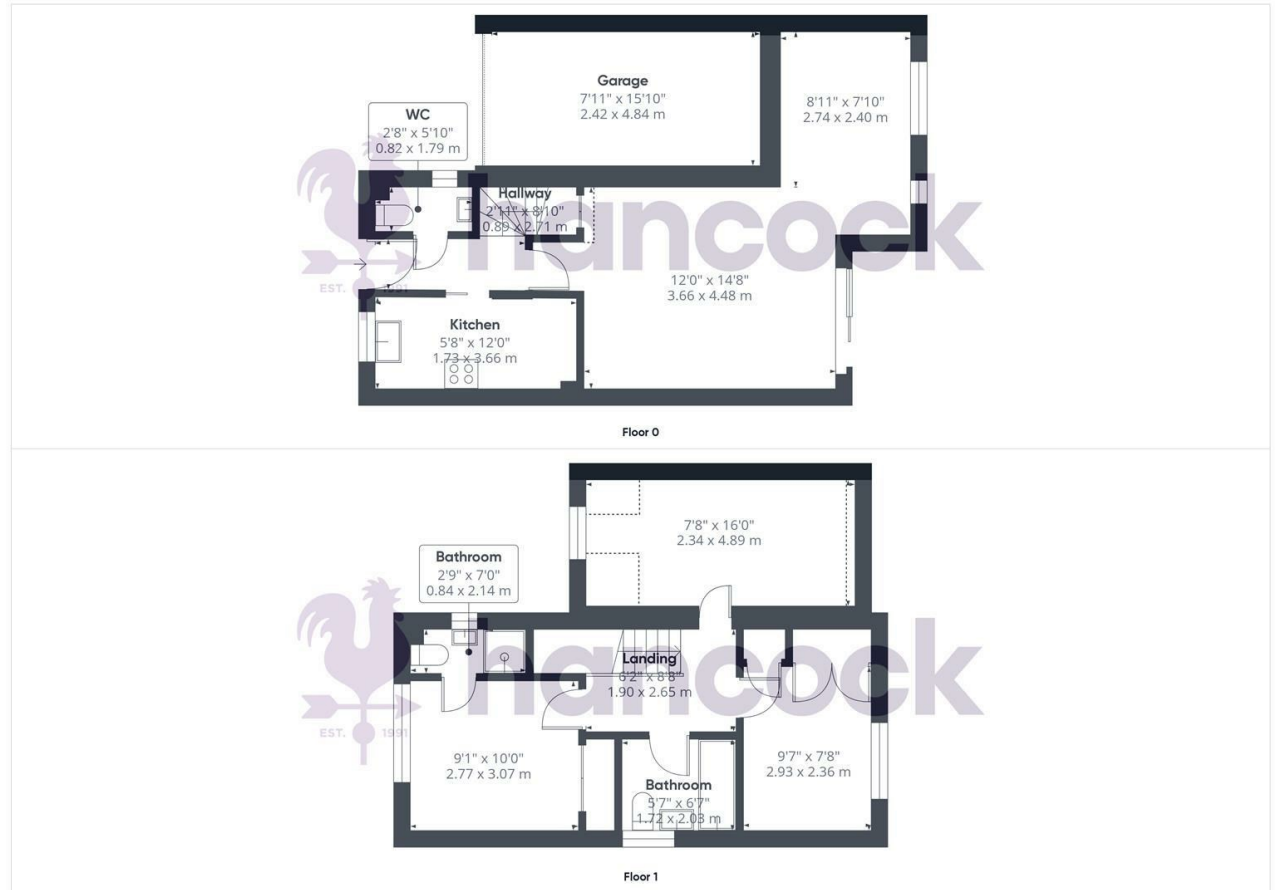
Location

The property is situated within a pretty cul-de-sac to the north east of Chichester's 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 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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