



16 Peter Weston Place | Chichester | PO19 7AP

Guide Price £399,950 Freehold



hancock

Lettings & Estate Agents

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7AP

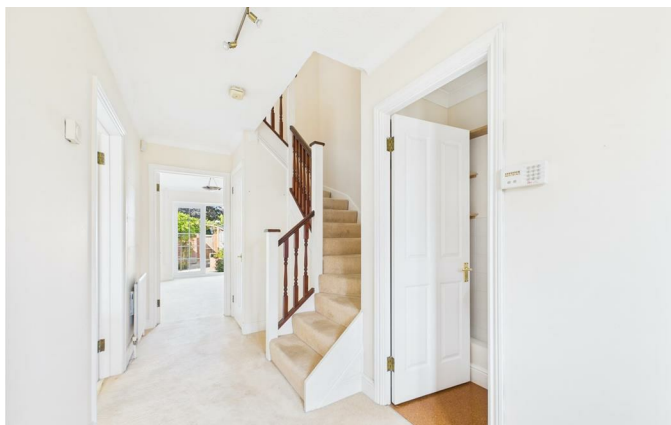
Guide Price £399,950

- No onward chain
- Quiet City centre location
- Separate dining area
- Secluded west facing courtyard garden
- Distant views to Chichester Cathedral
- 3 bedroom terrace
- Potential to improve
- Gas fire
- Private Parking
- Council tax – E

Peter Weston Place, developed in the 1990's, is a quiet spot, tucked behind the busy streets of Chichester City centre. This three bedroom terraced home offers the benefits of town living, with the rare advantage of private parking.

Accommodation

This home has a surprisingly spacious entrance. The kitchen is well appointed, with plenty of worktop space, a double oven with gas hob, fitted units and space for a fridge freezer, washing machine and dishwasher. An archway leads to a separate dining area, ideal when entertaining. The current owners have chosen to remove the doors to the living room, creating a more open plan feel, these could however be easily reinstated, should you wish. The living room is a light and airy space with a feature gas fire and glazed doors leading onto the private west facing garden. The ground floor is completed by a



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cloakroom and useful under stairs storage cupboard. The first floor is where you will find the principal bedroom, benefitting from built in wardrobe space and distant views to the spire of Chichester Cathedral. There are two further bedrooms. Bedroom two also has a fitted wardrobe. Bedroom three is currently arranged as a home office. The bathroom is complete with a wc, basin, shower and separate 'half-tub'. There is an airing cupboard housing the hot water tank and a loft hatch also accessible on this floor.

Outside

The west facing courtyard garden is paved with a raised brick planter and rear gate to the private parking.

Location

The property lies within a quiet yet central part of Chichester's historic city centre. The city's many shops, bars, restaurants, cafes, pubs and notable attractions such as Pallant House Gallery and Festival Theatre are on the doorstep, along with Chichester's main line train station. The latter offering services to London Victoria. To the north of Chichester are the rolling foothills of The South Downs National Park and the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour, popular for sailing and water sports.

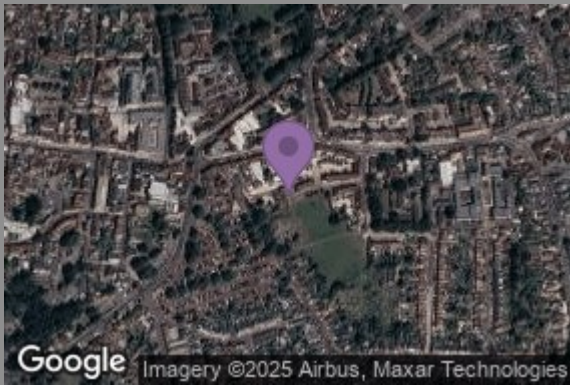
Information

Tenure - Freehold

Council tax band - E

Broadband speed - Up to 67mbps

Mobile coverage - EE, Vodafone, O2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(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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