



CHARLES
PECK

Sales • Lettings • Valuers

£1,895

22, Highland Road, Chichester

22 Highland Road, Chichester, PO19 5QX

A beautifully presented and recently renovated Edwardian semi detached house, situated in this desirable area of Summersdale with two/three bedrooms and a double garage.

Entrance hall | Sitting room/Bedroom three | Kitchen | Lounge/Dining room | Utility room | WC | Two first floor bedrooms | Study | Bathroom | Gas central heating | South facing rear garden | Double garage

Location

The property stands in this very popular position in Summersdale, just to the north of Chichester. There is a convenience store within walking distance and plenty of further facilities in Chichester including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre as well as a mainline railway station with services to London Victoria. Chichester is ideally placed for access to both the coast, with sandy beaches around the Witterings and to the open countryside around the Downs with sporting and other events at Goodwood.

Entrance hall

Sitting room / Bedroom three 13'4 x 10'10 (4.06m x 3.30m)

Kitchen 19'8 x 7'7 (5.99m x 2.31m)

Lounge / Dining room 22'11 x 9'4 (6.99m x 2.84m)
With working fireplace.

Utility room

WC

Landing

Bedroom one 12'0 x 9'5 (3.66m x 2.87m)

Bedroom two 10'11 x 10'8 (3.33m x 3.25m)

Study 7'11 x 4'11 (2.41m x 1.50m)

Bathroom

Outside

To the front of the property is an area of garden with side access to the south facing rear garden. The rear garden is divided in two sections with mature trees and shrubs throughout and a pathway leading to the rear of the garden where a door gives access to the double garage. The front of the garage is approached via an access road running off Highland Road.

Council tax band

E





22 Highland Road
Chichester
PO19 5QX

Tenure

Council Tax Band
E

Local Authority

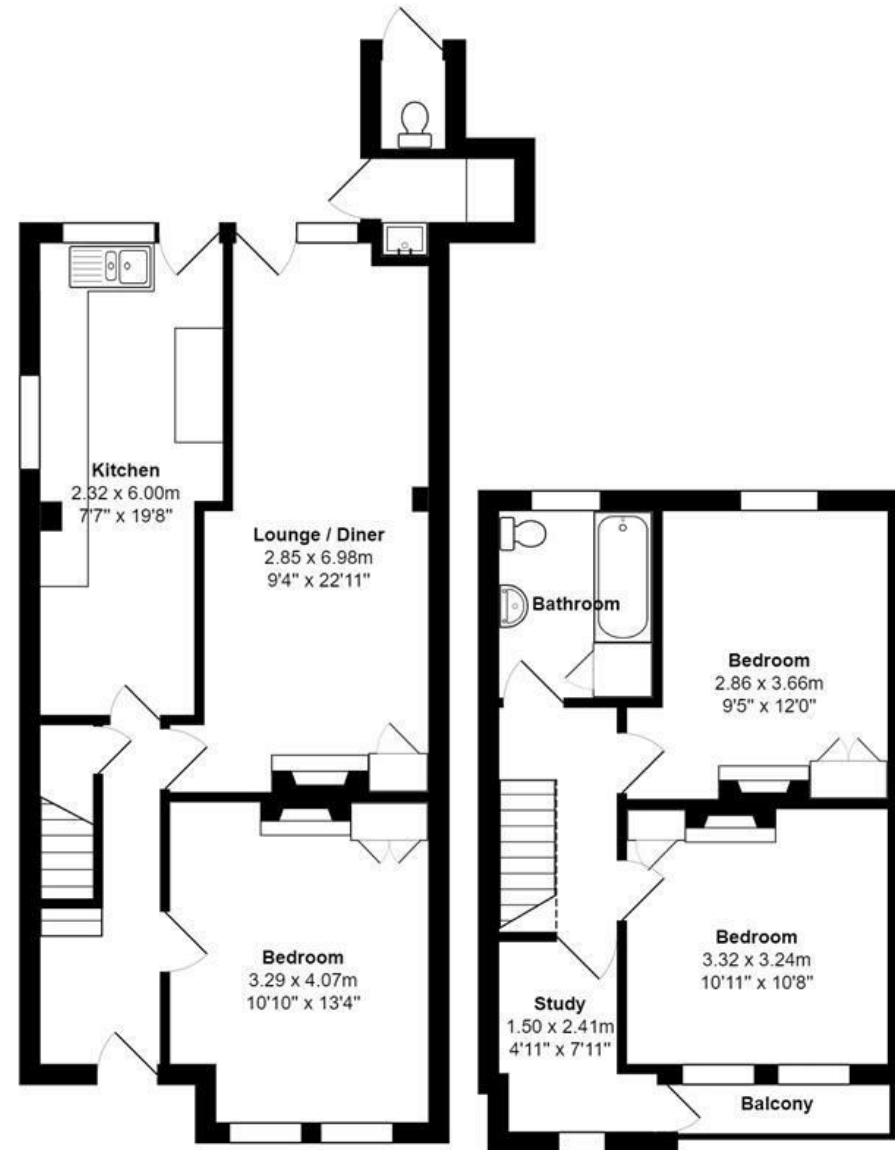
EPC rating
C (70)

Charles Peck
01243 816666
charlespeck.co.uk

17 Southgate
Chichester
PO19 2ES

homes@charlecpeck.co.uk

NOTE - We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate. If you would like advice to the value of your house or independent mortgage advice, please contact us 01243 816666 | homes@charlespeck.co.uk



Ground Floor
Area: 56.1 m² ... 604 ft²

First Floor
Area: 36.4 m² ... 392 ft²

Total Area: 92.6 m² ... 997 ft² (excluding balcony)
All measurements are approximate and for display purposes only.