



CHARLES  
**PECK**

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**£1,450 PCM PCM**  
**22, Somerstown, West Sussex**

# 22 Somerstown, Chichester, West Sussex, PO19 6AG

A bright and modern three bedroom terraced house situated in this sought after position within walking distance of all the facilities in Chichester City centre

Entrance porch | Utility cupboard | Entrance hall | Downstairs shower room | Dual aspect living/dining room | Kitchen | Three bedrooms | Bathroom | Rear garden | Garage and parking

NO PETS. NO SMOKERS. NO STUDENTS. DEPOSIT £1673

The property stands in this popular area of Somerstown, a short distance from the City centre. It is therefore well placed for all the facilities including shops, schools, Chichester Festival Theatre, restaurants, Pallant House Gallery and the 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 activities at Goodwood.

## Accommodation

The front door opens into

The Good Size Entrance Porch  
With a door to

The Utility Cupboard  
With plumbing for washing machine

The Entrance Hall  
With storage cupboard

The Modern Downstairs Shower Room  
With shower cubicle, wash basin, WC

The Dual Aspect Living/Dining Room  
With windows to the front and patio doors to the garden,

two radiators and a door leading to

The Kitchen  
With window, fridge-freezer, dishwasher, electric oven, hob, extractor fan, stainless steel sink unit and plenty of drawers and cupboards.

From the hall the staircase rises to the first floor

The Landing  
With airing cupboard.

Bedroom One  
With window, radiator and built in double wardrobe

Bedroom Two  
With window and radiator.

Bedroom Three  
With window and radiator.

The Bathroom  
With window, bath with shower attachment, wash basin, WC and radiator.

Outside  
To the back of the property is a garden laid to paving for easy management and there is parking at rear and garage in compound.





22 Somerstown  
Chichester  
West Sussex  
PO19 6AG

Tenure

Council Tax Band  
D

Local Authority

EPC rating  
C (72)

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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  
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