

CHARLES PECK

Sales • Lettings • Valuers



113 Little Breach, Chichester, PO19 5TZ **Offers In Excess Of £300,000**

An extended and light 3-bedroom end terrace house with an enclosed rear garden and a garage, quietly located on a popular road just to the north of Chichester's city centre with good local schools close by.

Entrance lobby | Sitting room | Dining room | Kitchen | Wet room | Downstairs WC | Three bedrooms | Family bathroom

Rear garden | Storage cupboard | Garage

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Little Breach is a residential road located under a mile from Chichester's historic city centre and is within close proximity of the popular Jessie Youngusband Primary School. Chichester's centre includes many shops, restaurants, bars and the famous Festival Theatre and renowned Pallant House Gallery along with a mainline train station. To the north, a short drive away, lie the rolling foothills of the South Downs National Park and popular Goodwood Estate. To the south of Chichester is the Chichester Harbour area with its calm and picturesque waters attracting sailors and water sports enthusiasts. At the head of the harbour are the popular beaches of both West Wittering and East Head.

Accommodation

The light and well-presented accommodation is arranged over two floors. On the ground floor there is a storm porch which leads to a good sized sitting room. Beyond there is a dining room and a useful wet room and to the rear an extended fitted kitchen and a ground floor cloakroom. On the first floor, there are three bedrooms and a family bathroom.

Entrance lobby

Sitting room 13'4 x 12'7 (4.06m x 3.84m)

Dining room 11'7 x 9'4 (3.53m x 2.84m)

Kitchen 12'0 x 8'10 (3.66m x 2.69m)

Wet room

Downstairs WC

Landing

Bedroom one 13'6 x 9'3 (4.11m x 2.82m)

Bedroom two 11'5 x 7'10 (3.48m x 2.39m)

Bedroom three 8'7 x 7'9 (2.62m x 2.36m)

Bathroom



Outside

To the rear of the property is an enclosed low maintenance garden with a store shed and a side gate for access.

Garage 16'2 x 8'4 (4.93m x 2.54m)

Tenure

Freehold.

Council tax band

D

General remarks

To view please telephone us on 01243 816666 to make an appointment.


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.

Our services

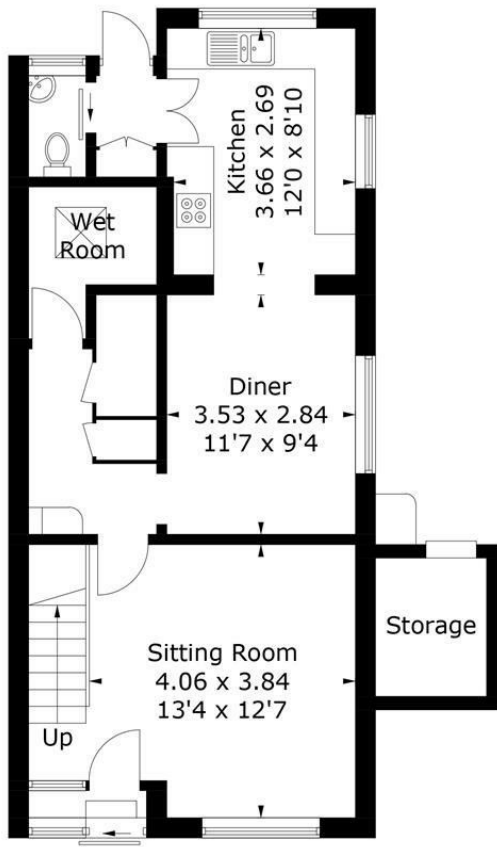
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



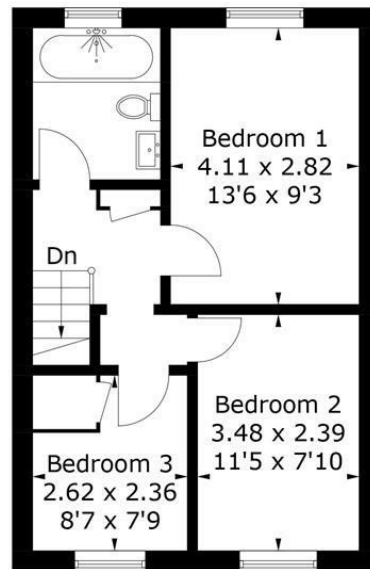
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Little Breach, PO19

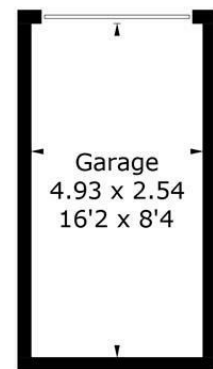
Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
 Garage & Storage = 16.0 sq m / 172 sq ft
 Total = 109.1 sq m / 1174 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1018452)