

CHARLES PECK

Sales • Lettings • Valuers



57 Basin Road, Chichester, PO19 8PX
£350,000

A spacious detached bungalow offering scope for modernisation, standing by the railway, a few minutes walk from the city centre.

Entrance hall | Sitting/Dining room | Utility room | Conservatory | Two bedrooms
| Bathroom

Driveway | Good sized rear garden | Brick-built garden store | Summer house

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

The property is conveniently located just a short walk from Chichester City centre. It is therefore well placed for facilities such as shops, cafes, restaurants and public transport including the mainline railway station with direct services to London Victoria and destinations along the South Coast. The Chichester Festival Theatre is also nearby which holds an international reputation for producing work of a high quality. North of Chichester is Goodwood which holds many sporting and other events throughout the year. To the South, is the beautiful beaches of West Wittering alongside sailing from Chichester Harbour.

Entrance hall

Sitting / Dining room 13'5 x 12'0 (4.09m x 3.66m)

Kitchen 12'0 x 11'0 (3.66m x 3.35m)

Utility 9'8 x 6'9 (2.95m x 2.06m)

Bathroom

Conservatory 11'3 x 6'7 (3.43m x 2.01m)

Bedroom one 13'5 x 12'1 (4.09m x 3.68m)

Bedroom two 12'0 x 11'0 (3.66m x 3.35m)

Outside

To the rear of the property is a good sized garden including a lawned area and trees. To the front of the property is off-road parking for 1/2 cars and there is access both sides of the property.

Summer house 10'0 x 8'0 (3.05m x 2.44m)

Brick-built garden store 13'10 x 8'2 (4.22m x 2.49m)

Tenure

Freehold

Council tax band

C



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

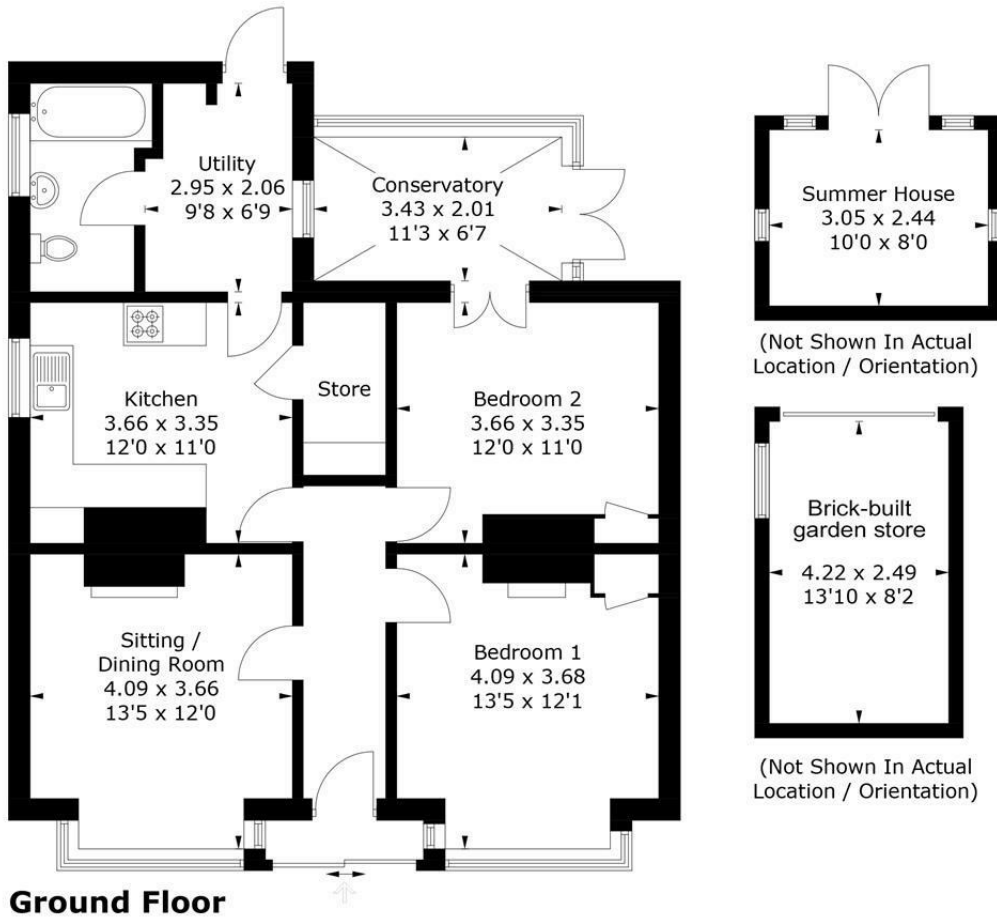
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Basin Road, PO19

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
Garage / Summer House = 18.0 sq m / 194 sq ft
Total = 104.0 sq m / 1120 sq ft



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. (ID1018664)