

# CHARLES PECK

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## **71 Grove Road, Chichester, PO19 8AP** **Guide Price £415,000**

An attractive and recently updated two double bedroom cottage with a south facing garden and a detached home office/studio, located on a popular road, a short distance to the south of Chichester's historic city centre.

Porch | Sitting room | Dining room | Downstairs WC | Kitchen | Master bedroom with a dressing room and en-suite | Double bedroom with en-suite | Loft room

Detached garden office | South facing rear garden

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## Location

Situated on Grove Road a moment to the south of Chichester's vibrant city centre, the property also has local amenities close by which include two primary schools, a children's nursery, convenience store and a park. Chichester's city centre has fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters a haven for sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (blue flag beach) and East Head, the latter offering well preserved sand dunes. The world renowned Goodwood Estate lies a short drive to the north in the stunning South Downs National Park with much enjoyment to be had at its many motor car and horse racing events and golf enthusiasts can also enjoy its two famous courses.

## Porch

**Sitting room 12'10 x 11'4 (3.91m x 3.45m )**

**Dining room 12'10 x 9'11 (3.91m x 3.02m)**

**Downstairs WC**

## Kitchen

**Bedroom one with dressing room and en-suite 12'11 x 10'0 (3.94m x 3.05m)**

**Bedroom two with en-suite 12'10 x 9'10 (3.91m x 3.00m)**

With stairs leading to the:

## Loft room

**Garden office/studio room 11'9 x 9'7 (3.58m x 2.92m)**



## Outside

To rear lies a well-kept, south facing garden, enclosed by 6ft wood panelled fencing, with a side gate for access and complete with a sun trap of a terrace and a useful, detached home office/studio. The latter is currently used to run a business from. To the front, enclosed by a low level brick wall is a small shingled area with a paved path leading to the front door.

## Council tax band

C.

## Tenure

The property is freehold.

## 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	61	
(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	


# Grove Road, PO19

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft

Office = 10.4 sq m / 112 sq ft

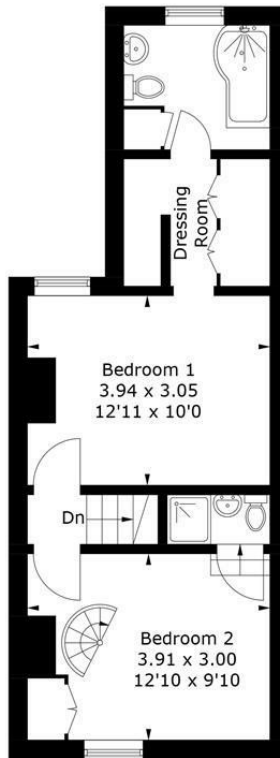
Total = 86.9 sq m / 935 sq ft



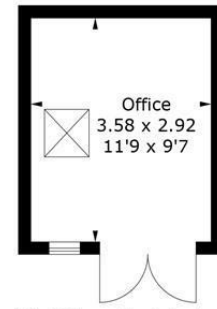
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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. (ID962956)