

CHARLES PECK

Sales • Lettings • Valuers



3 Friary Lane, Chichester, PO19 1UE **Guide Price £420,000**

A rare and unique opportunity to purchase an historic cottage within the heart of Chichester's vibrant and popular city centre.

Sitting room | Dining room | Kitchen | Two bedrooms | Shower room

Courtyard garden | Brick-built sheds | Lean-to

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Friary Lane is quietly located within the heart of The Cathedral City of Chichester and is close to all the city has to offer which includes, shops, cafes, restaurants and notable attractions such as The Pallant House Gallery and renowned Festival Theatre along with a mainline rail station. To the north of Chichester, lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south of the city is the Chichester Harbour area, popular with sailors and water sports enthusiasts and at the entrance to the harbour are the beaches at West Wittering (blue flag beach) and East Head.

Accommodation

The charming and well-presented accommodation is arranged over two floors and has been recently updated by the current owner with a new kitchen and bathroom having been fitted.

As you enter there is a light, west facing sitting room, complete with exposed floorboards. Moving through the property there is a dining room, again with exposed floorboards which leads to a modern fitted kitchen. The latter also has access out into the courtyard garden via a single door. On the first floor, off a central landing there is a master bedroom with built-in storage and a second double bedroom. A recently fitted, modern bathroom (with shower) completes the first floor.

Sitting room 12'6 x 9'11 (3.81m x 3.02m)

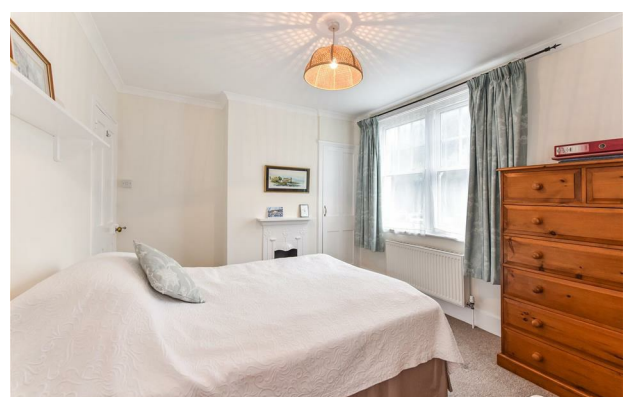
Dining room 12'6 x 9'0 (3.81m x 2.74m)

Kitchen 7;8 x 6'7 (2.13m;2.44m x 2.01m)

Bedroom one 12'7 x 10'1 (3.84m x 3.07m)

Bedroom two 9'4 x 8'11 (2.84m x 2.72m)

Shower room



Outside

To the rear there is a charming, enclosed, courtyard garden which is paved and there is a side gate for access and brick-built storage sheds (one with with power and plumbing for a washing machine). There is also a useful lean-to.

Tenure

Freehold

Council tax band

E

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

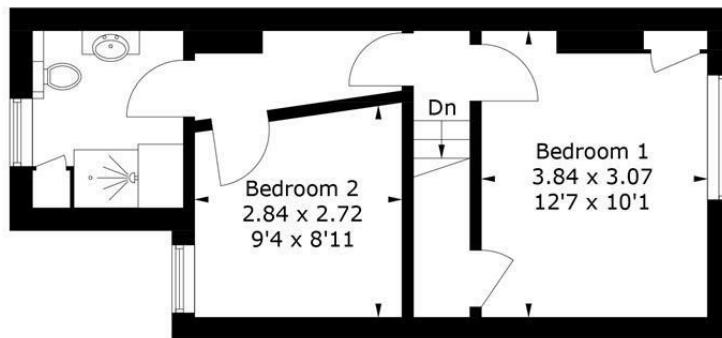
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



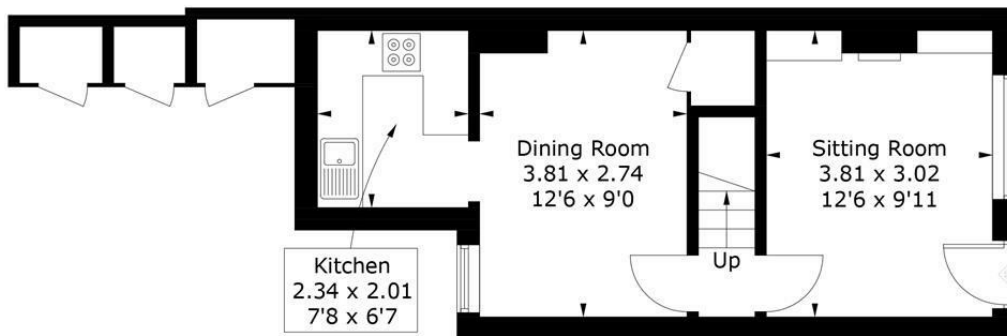
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Friary Lane, PO19

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft
 External Cupboards = 2.9 sq m / 31 sq ft
 Total = 64.8 sq m / 697 sq ft



First Floor



Ground Floor

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. (ID1054199)