

CHARLES PECK

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63 Orchard Street, Chichester, PO19 1DD **Guide Price £650,000**

An attractive and characterful double fronted period house in need of updating set within the heart of Chichester and with a good sized enclosed rear garden.

NO ONWARD CHAIN

Entrance hall | Three reception rooms | Dining room | Kitchen | Pantry |
Downstairs WC | Landing | Four bedrooms | Bathroom | WC

Enclosed rear garden | Two storage sheds | Front garden

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Orchard Street is situated a short walk to the north of Chichester's historic city centre and is within easy reach of many city centre amenities. Amenities that include, shops, pubs, cafes, restaurants and the famous Pallant House Gallery and renowned Festival Theatre along with a mainline rail station. To the north of Chichester are the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south of the city lie the calm waters of Chichester Harbour, popular with sailors and at the entrance to the harbour are the beaches of West Wittering and East Head.



Accommodation

The characterful and spacious accommodation needs updating however still offers original period features such as stunning high ceilings, sash windows and fireplaces along with some original flooring. As you enter on the ground floor there is a grand entrance hall which leads to a drawing room, complete with large bay window. This room could be used as a playroom or large study. A spacious sitting room, complete with feature fire and bay window flows via double doors into a dining room which in turn has access into the garden from French doors. A cloakroom, snug and a kitchen complete the ground floor. On the first floor, off a central landing full of natural light there are three double bedrooms, a WC, single bedroom and a family bathroom.



Entrance hall

Reception room one 15'4 x 12'2 (4.67m x 3.71m)

Reception room two 15'2 x 13'2 (4.62m x 4.01m)

Reception room three 15'4 x 12'2 (4.67m x 3.71m)

Dining room 12'1 x 9'2 (3.68m x 2.79m)

Kitchen 7'8 x 7'7 (2.34m x 2.31m)

Pantry

WC

Landing

Bedroom one 15'3 x 12'2 (4.65m x 3.71m)

Bedroom two 15'4 x 12'2 (4.67m x 3.71m)

Bedroom three 13'2 x 12'2 (4.01m x 3.71m)

Bedroom four 12'2 x 9'1 (3.71m x 2.77m)

Bathroom

WC

Outside

To the rear there is an enclosed garden which is mainly laid to lawn with mature shrubs and tree's dotted throughout. There are two storage sheds and side access to the front. At the front there is a small garden area enclosed by a low level brick wall with an iron gate for access.

Tenure

Freehold

Council tax band

F

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.



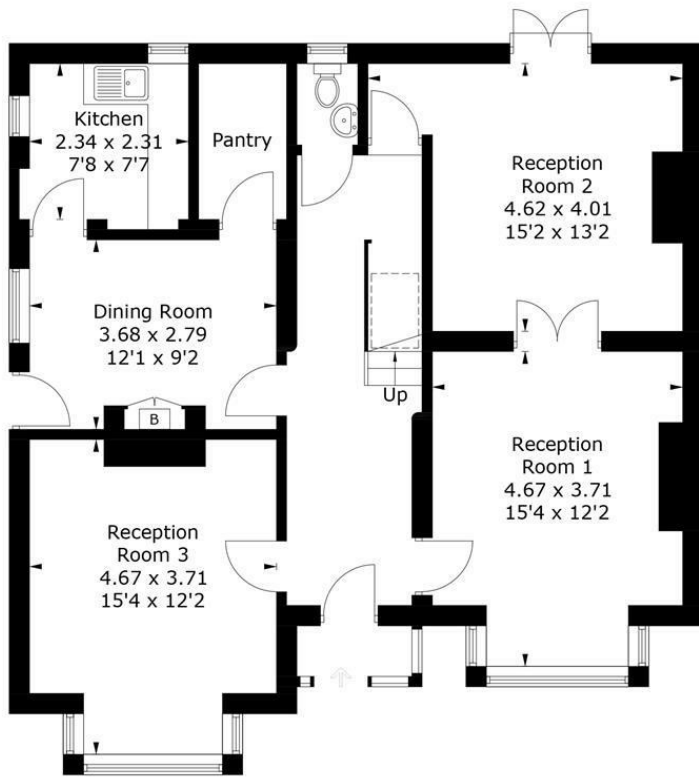
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Orchard Street, PO19

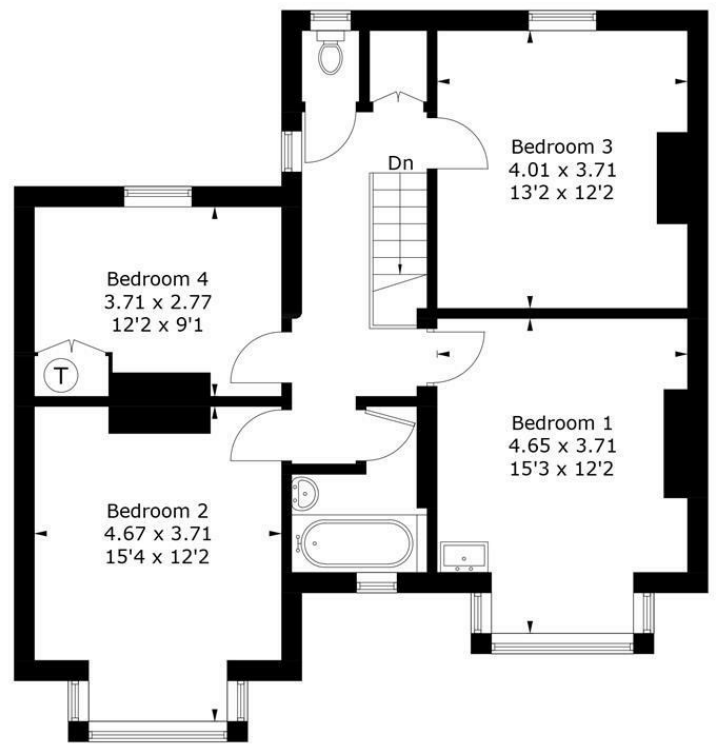
Approximate Gross Internal Area = 161.6 sq m / 1739 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID1066805)