

CHARLES PECK

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Little Fallow, Leatherbottle Lane, Chichester, PO19 7DB Guide Price £375,000

A spacious and light two bedroom detached house with a south facing rear garden and driveway parking, quietly located close to local amenities and within walking distance of Chichester's city centre.

Entrance hall | Kitchen | Sitting room | Downstairs WC | Two bedrooms |
Bathroom | Gas central heating | Double glazing

South facing rear garden | Driveway

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Location

The property sits on a popular yet quiet residential road and has local amenities close by that include a convenience store and a primary school. Chichester's historic city centre is only a short walk away and offers shops, restaurants, cafes, pubs and notable attractions such as the Pallant House Gallery and Festival Theatre. Chichester also has a mainline rail station with services to London Victoria. To the north of the city lie the rolling hills of The South Downs National Park and within the popular Goodwood Estate. To the south are the popular beaches of West Wittering and East Head.

Accommodation

The updated and light accommodation is arranged over two floors and to the rear faces south. As you enter on the ground floor there is an entrance hall which leads to a recently updated, fitted kitchen. Moving further into the property there is a useful cloakroom and to the rear a spacious, south facing, sitting/dining room complete with access out in the garden via upvc double doors. On the first floor, off a central landing there are two large double bedrooms and a modern family bathroom.

Entrance hall

Kitchen 12'1 x 8'9 (3.68m x 2.67m)

Sitting room 15'5 x 11'9 (4.70m x 3.58m)

WC

Bedroom one 15'5 x 8'9 (4.70m x 2.67m)

Bedroom two 15'5 x 11'9 (4.70m x 3.58m)

Bathroom

Outside

To the rear there is an enclosed south facing garden which is mainly laid to lawn and there is a terrace and storage shed. Side access leads to the front where there is driveway parking.



Tenure

Freehold

Council tax band

D

General remarks

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

Note

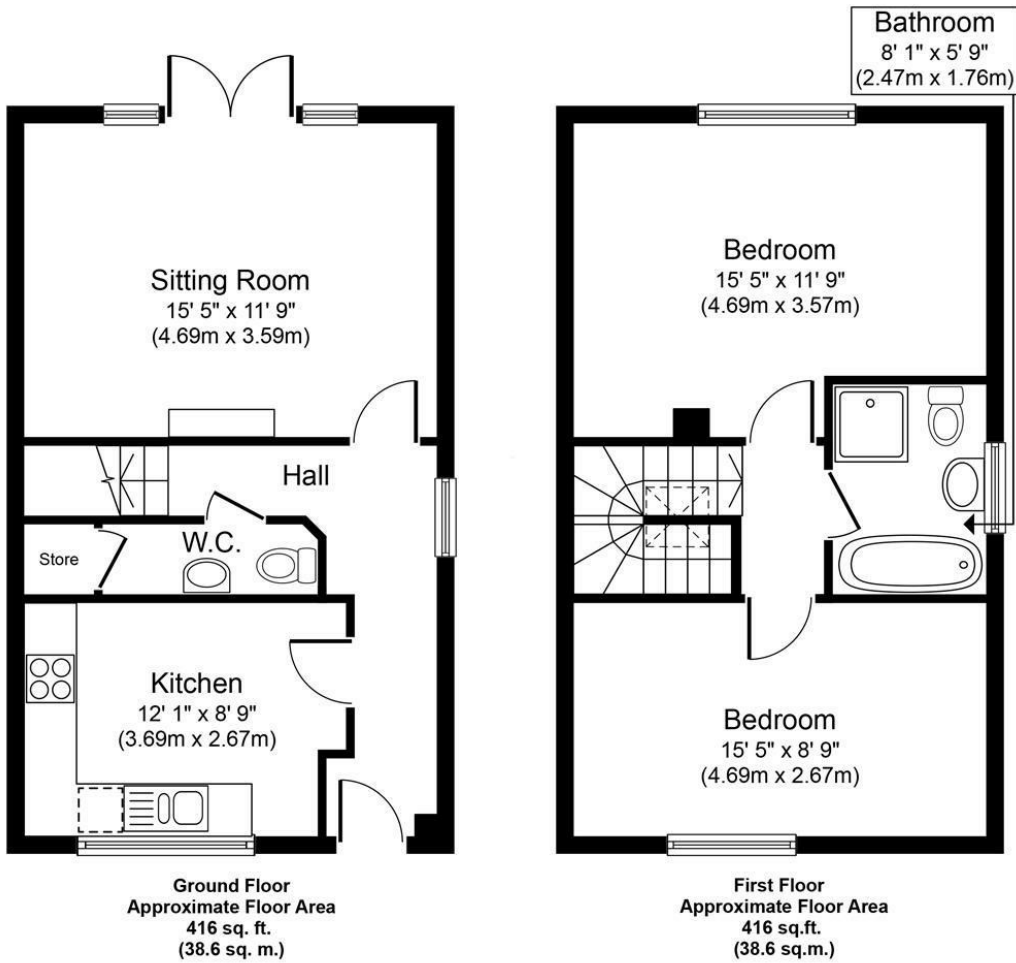
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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			85
(69-80) C	69		
(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		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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