

# CHARLES PECK

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## **100 St. Agnes Place, Chichester, PO19 7TX** **Guide Price £850,000**

A modern and well-presented end-terrace townhouse with an enclosed west facing garden, allocated parking and a garage, set within Chichester's city centre.

**NO ONWARD CHAIN**

Entrance hall | Sitting/dining kitchen | WC | First floor lounge | Four bedrooms | En suite bathroom | Family bathroom | Shower room | Gas central heating | Double glazing

Westerly facing garden | Garage | Allocated parking

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## Location

St Agnes Place was constructed to a high standard circa 2002 and is quietly located just to the east of Chichester's historic city centre and pedestrian shopping area. The city centre offers many shops, cafes, restaurants, bars and notable attractions such as The Pallant House Gallery and Festival Theatre along with a main line rail station. To the north of Chichester are the rolling foothills of The South Downs National Park and within the renowned Goodwood Estate. To the south is the Chichester Harbour area, its calm waters popular with sailors and at the entrance to the harbour lie the beaches at West Wittering and East Head.

## Accommodation

The light and well-proportioned accommodation is arranged over three floors and offers flexible and modern living and to the rear has a westerly facing aspect. On the ground floor there is an entrance hall which leads to a useful cloakroom, a utility cupboard and beyond into a multi-aspect and spacious kitchen/breakfast room. The latter has bespoke fitted units, a kitchen island useful for storage and access into the rear garden via upvc French doors. On first floor there is a good-sized sitting room, a double bedroom with built in storage and a contemporary shower room. A single bedroom, currently used as a study completes the first floor. On the second floor lies a large en-suite master bedroom with ample built in storage and a further double bedroom with storage. A modern family bathroom completes the accommodation.

## Entrance hall

**Sitting/Dining/Kitchen Breakfast room 27'8 x 18'11 (8.43m x 5.77m)**

## WC

## First floor landing

**Lounge 18'11 x 12'10 (5.77m x 3.91m)**

**Bedroom three 10'8 x 10'7 (3.25m x 3.23m)**



**Bedroom four/Study 8'0 x 6'8 (2.44m x 2.03m)**

**Shower room**

**Second floor landing**

**Bedroom one 16'5 x 10'6 (5.00m x 3.20m)**

**En suite bathroom**

**Bedroom two 11'9 x 10'7 (3.58m x 3.23m)**

**Bathroom**

**Outside**

To the rear there is an enclosed, landscaped, west facing garden with a terrace area and rear gate for access. There is a garage which can be accessed from the garden via a single door (with an up and over front entrance for vehicles) and an allocated parking bay. To the front the property overlooks the developments pretty and well-kept communal garden.

**Garage 18'0 x 9'0 (5.49m x 2.74m)**

**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.



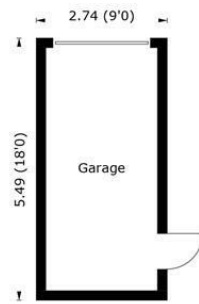
| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>79</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>52</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## St. Agnes Place, PO19

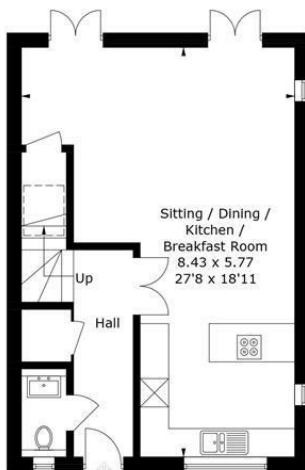
Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft

Garage = 12 sq m / 129 sq ft

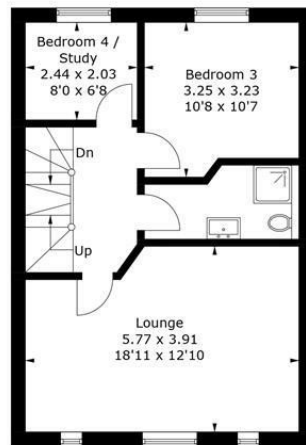
Total = 160.8 sq m / 1731 sq ft



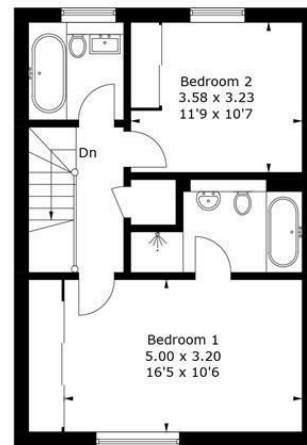
(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**



**Second 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. (ID1061525)