

# CHARLES PECK

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## **14 Crosbie Close, Donnington, Chichester, PO19 8RZ** **Guide Price £435,000**

A well-presented and light two bedroom semi-detached house with a pretty enclosed rear garden, a garage and driveway parking, located at the end of a popular close within the Donnington area of Chichester.

**NO ONWARD CHAIN**

Entrance hall | Sitting room | Dining room | Kitchen/Breakfast room | Two bedrooms |  
Bathroom | Gas central heating | Double glazing

Attractive rear garden | Garage | Driveway parking

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## Location

Crosbie Close is situated on the southern outskirts of the Cathedral City of Chichester, near the city's famous canal and within the parish of Donnington. Chichester's historic city centre and mainline rail station are only a short walk to the north as well as many shops, restaurants, cafes and the famous Festival Theatre and Pallant House Gallery. Donnington has a number of local amenities which include a church, village hall, convenience stores and a number of parks/green spaces. Just to the south of the parish lie the calm waters of Chichester Harbour, popular and well known for water sports and at the entrance to the harbour lie the beaches of West Wittering and East Head.

## Accommodation

The light accommodation is arranged over two floors and to the front faces west. On the ground floor there is a neatly arranged entrance hall which provides access to useful dining room which in turn via double doors leads into a light sitting room, complete with an outlook over the rear garden. An updated kitchen/breakfast room and a cloakroom complete the ground floor. On the first floor, off a central landing, there is a large master bedroom, fitted with ample built in storage and a shower. A light family bathroom and a second double bedroom complete the first floor.

## Entrance hall

Dining room 9'11 x 9'11 (3.02m x 3.02m)

Sitting room 16'2 x 13'7 (4.93m x 4.14m)

Kitchen/Breakfast room 11'3 x 8'10 (3.43m x 2.69m)

## Downstairs WC

## Landing

Bedroom one 13'9 x 13'7 (4.19m x 4.14m)

Bedroom two 13'10 x 8'4 (4.22m x 2.54m)



## Bathroom

## Outside

To the rear lies a delightful, enclosed garden which is mainly laid to lawn and has mature and pretty shrubs planted throughout and there is a good sized, wooden, decking area and a side gate for access. To the front there is an integral garage with up and over door, ample driveway parking and a small front garden, complete with a small, well-kept tree all enclosed by box hedging.

**Garage 14'10 x 8'0 (4.52m x 2.44m)**

## 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

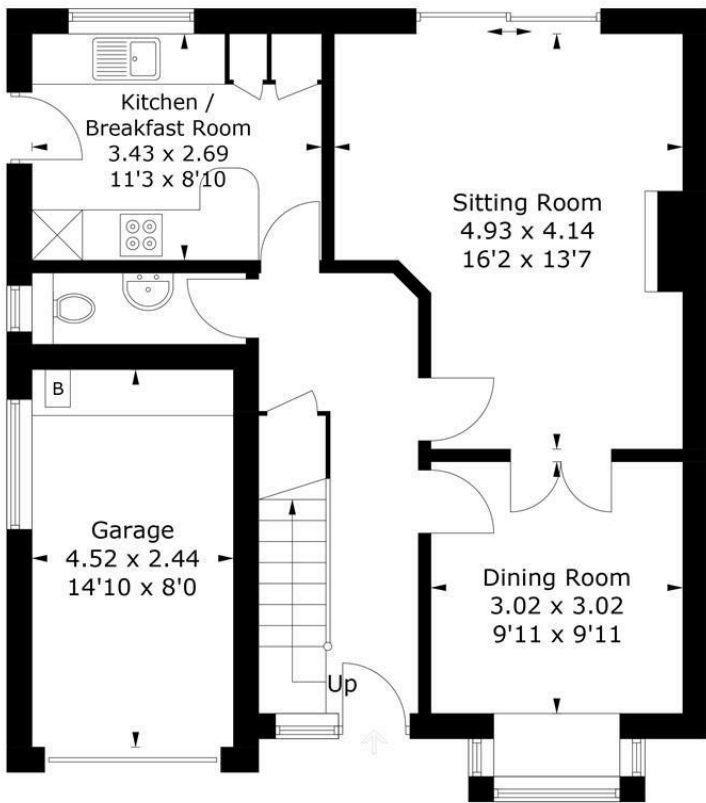
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



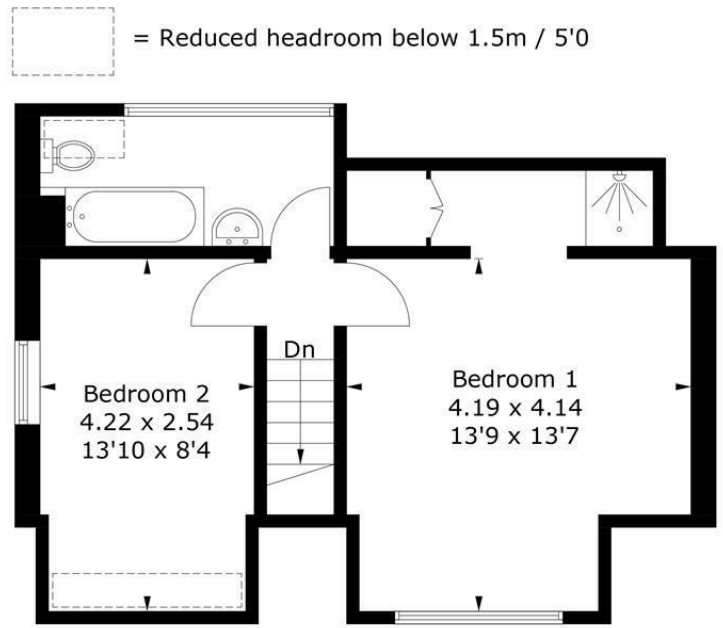
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Crosbie Close, PO19

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft  
Garage = 10.8 sq m / 116 sq ft  
Total = 103.0 sq m / 1108 sq ft



**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. (ID1080658)