

# CHARLES PECK

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## **14 Litten Terrace, Chichester, PO19 7SA** **Guide Price £650,000**

A modern and spacious townhouse with an enclosed rear garden and secure gated parking, overlooking Litten Gardens, ideally located for Chichester's city centre.

**NO ONWARD CHAIN**

**Entrance hall | Open plan sitting/Dining room | Kitchen | Utility | WC | Three bedrooms | Two en suite shower rooms | Bathroom | Enclosed rear garden | Secure parking**

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## internal photos to follow shortly

### Location

Litten Terrace is a mix of attractive Victoria terraced houses and sympathetically and skilfully constructed modern townhouses, all of which overlook the open and green space of Litten Gardens. Chichester's historic city centre is a short walk away and offers many shops, restaurants, pubs, cafes and notable attractions such as the renowned Pallant House Gallery and famous Festival Theatre (the latter under 5 minutes away). Chichester also has a mainline rail station. To the north of the city lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south is the Chichester Harbour area, its calm waters popular with sailors and the beaches at West Wittering and East Head are located within the harbour area.

### Accommodation

The contemporary, light and skilfully designed accommodation is arranged over three floors and to the front has a southerly facing aspect. On the ground floor there is an entrance hall which gives access to a large, open plan sitting/dining room with a modern fitted kitchen located to the rear. There is also a utility room and a useful cloakroom. On the first floor, off a landing lies a single bedroom and a family bathroom. The master bedroom has ample built in storage and benefits from an en-suite. The entire second floor comprises of a second en-suite bedroom with built in storage as well as under eve storage.

### Entrance hall

Sitting/Dining room 24'2 x 11'6 (7.37m x 3.51m)

Kitchen 9'9 x 8'1 (2.97m x 2.46m)

Utility

WC

First floor landing



**Bedroom one 14'10 x 9'9 (4.52m x 2.97m)**

**En suite shower room**

**Bedroom two 12'7 x 8'2 (3.84m x 2.49m)**

**Bathroom**

**Second floor bedroom three 15'5 x 14'10 (4.70m x 4.27m)**

**En suite shower room**

**Outside**

To the rear there is a low maintenance, enclosed garden, storage shed and a side gate for access which also leads to the front which is accessed to the front via gates.

**Tenure**

Freehold

**Council tax band**

E

**General remarks**

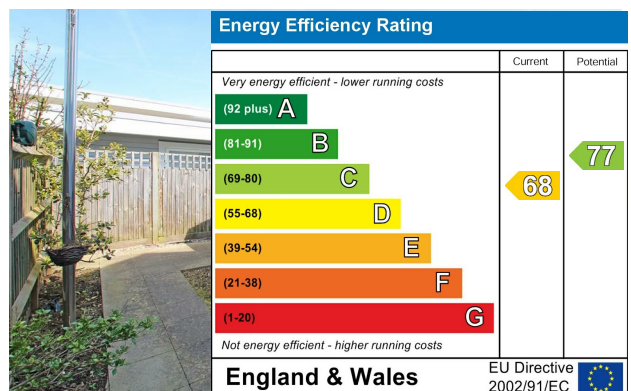
To view please telephone us on 01243 816666 to make an appointment.

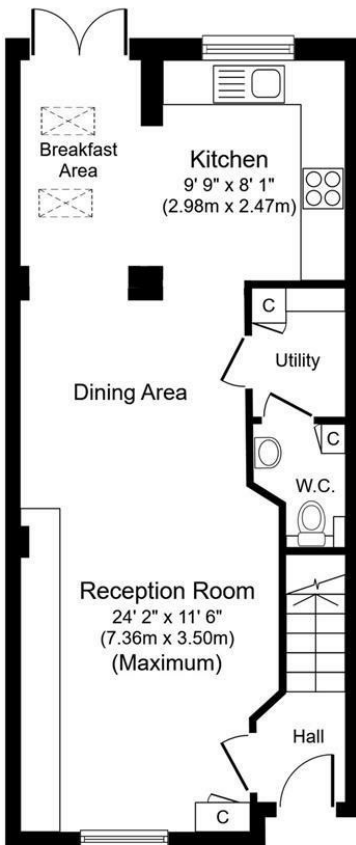
**Note**

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

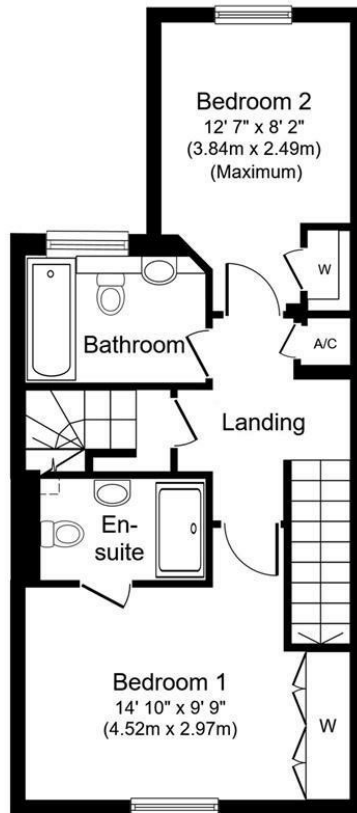
**Our services**

If you would like advice to the value of your house or to arrange a viewing please contact us on 01243 816666.

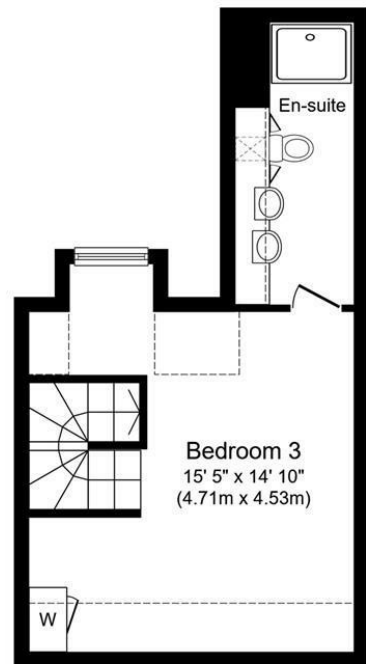




**Ground Floor**  
Approximate Floor Area  
491 sq. ft.  
(45.6 sq. m.)



**First Floor**  
Approximate Floor Area  
435 sq. ft.  
(40.4 sq. m.)



**Second Floor**  
Approximate Floor Area  
269 sq. ft.  
(25.0 sq. m.)

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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