

CHARLES PECK

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6 Guilden Road, Chichester, PO19 7LA Guide Price £650,000

An attractive, double front period cottage with later additions offering characterful and flexible accommodation, a good sized rear garden, a double garage and a studio/office and ample driveway parking, located on a no through road within the heart of Chichester.

Entrance hall | Sitting room | Dining room | Snug | Conservatory | Kitchen |
Utility | WC | Landing | Four bedrooms | Bathroom

Good size rear garden | Summer house/Office | Driveway parking | Double garage

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Location

Guiden Road is located a few minutes to the east of Chichester's historic and vibrant city centre and has local amenities on the doorstep which include a convenience store and a public house and there is a primary school close by. Chichester's city centre offers many shops, restaurants, pubs, cafes and has notable attractions such as the renowned Pallant House Gallery and popular Festival Theatre. There is also a mainline rail station (offering services to London Victoria). To the north of the city lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. A short drive to the south are the beaches at West Wittering and East Head, both popular destinations during the summer months.

Accommodation

The characterful, light and flexible accommodation is arranged over two floors with the original accommodation believed to date back to the mid-19th Century. There are some charming period features which include fireplaces and exposed beams. On the ground floor there is an entrance hall which leads to a dining room (this space could easily be used as a playroom or extra kitchen space) and beyond into a fitted kitchen. To the rear of the ground floor and accessed via the kitchen there is a useful cloakroom, a conservatory (with doors out into the garden) and a utility room. A spacious sitting room, complete with feature fire flows nicely into a third ground floor reception room, currently used as study and being complete with an older style wood burning stove. On the first floor there are four double bedrooms and a spacious family bathroom, complete with bath and separate shower cubicle.

Entrance hall

Snug 11'10 x 9'7 (3.61m x 2.92m)

Sitting room 14'6 x 13'3 (4.42m x 4.04m)

Conservatory 12'4 x 12'4 (3.76m x 3.76m)

Utility 12'6 x 6'3 (3.81m x 1.91m)

WC

Kitchen 12'4 x 7'5 (3.76m x 2.26m)



Dining room 11'10 x 9'7 (3.61m x 2.92m)

Landing

Bedroom one 11'10 x 9'10 (3.61m x 3.00m)

Bedroom two 11'11 x 9'10 (3.63m x 3.00m)

Bedroom three 10'2 x 7'6 (3.10m x 2.29m)

Bedroom four 13'3 x 6'8 (4.04m x 2.03m)

Bathroom

Outside

To the rear lies a good sized garden which is mainly laid to lawn and features floral beds and mature shrubs planted throughout. To the rear of the garden there is a double garage and attached is a studio/office, both are complete with electric with the latter making a great workspace or offering great annex potential if required. A large driveway is also located to the rear and is access from the side of the property via a single gate. To the front there is further driveway parking.

Summer house / Office 15'6 x 11'1 (4.72m x 3.38m)

Double garage 17'11 x 15'11 (5.46m x 4.85m)

Tenure

Freehold

Council tax band

E

General remarks

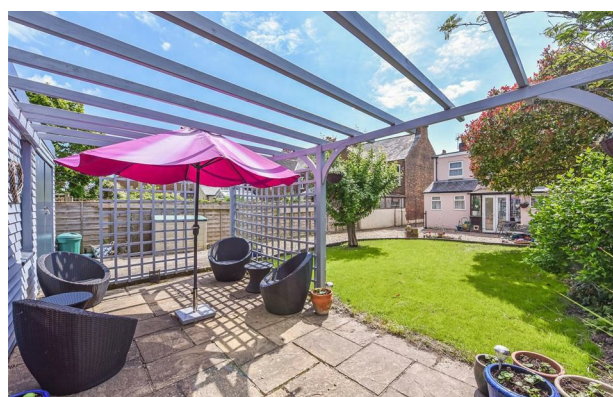
To view please telephone us on 01243 816666 to make an appointment.


Note

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

Our services

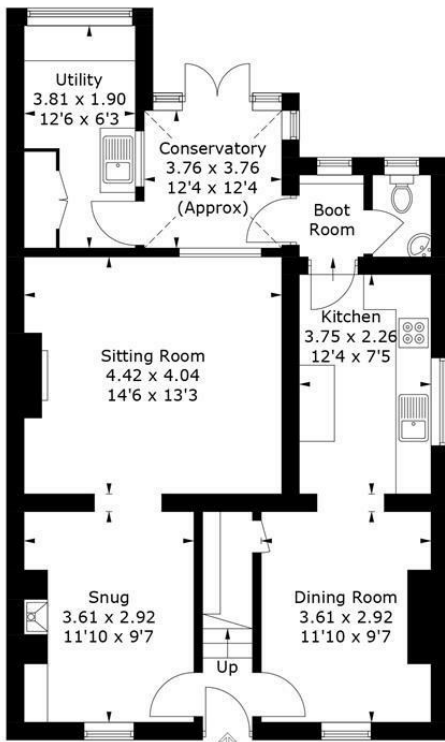
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



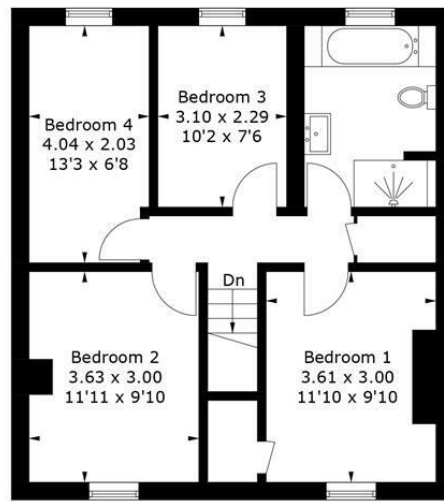
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guilden Road, PO19

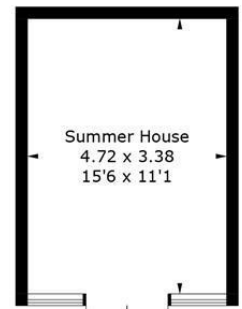
Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft
 Outbuildings = 42.4 sq m / 456 sq ft
 Total = 169.5 sq m / 1824 sq ft



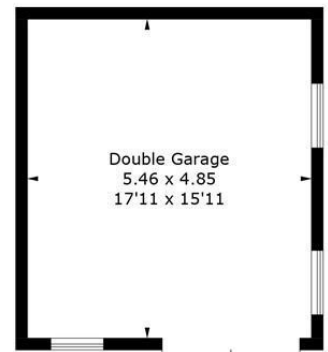
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID1094147)