

CHARLES PECK

Sales • Lettings • Valuers



60 Somerstown, Chichester, PO19 6AL **Guide Price £335,000**

A light and airy end terraced house with potential to extended (subject to planning), a delightful rear garden and a garage, quietly located just north of Chichester's historic city centre.

Entrance hall | Sitting / Dining room | Kitchen | WC | Out house | Three bedrooms | Bathroom | Gas central heating | Double glazing

Enclosed rear garden | Garage

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

Somerstown is located a short walk to the north of Chichester's vibrant city centre amenities which include many shops, cafes, pubs, restaurants and renowned attractions such as The Pallant House Gallery and Festival Theatre (the latter approx 4 minutes away) along with the city's mainline rail station which offers services to London Victoria. Somerstown itself has leafy and green areas for residents to enjoy and directly opposite lies the popular Oaklands Park, a green open space perfect for enjoying sporting activities or exercise. To the north of Chichester lie the rolling foothills of The South Downs National Park and within the ever popular Goodwood Estate. To the south are the beaches of West Wittering and East Head.

Accommodation

The light accommodation is arranged over two floors. On the ground floor there is an entrance hall, useful cloakroom and a spacious and light sitting/dining room which runs the length of the ground floor and to the rear has access out into the garden. A fitted kitchen with access out into the garden via a single door completes the ground floor. On the first floor, off a landing there are two double bedrooms, a single bedroom and a family bathroom.

Entrance hall

Lounge / Dining room 24'1 x 11'6 (7.34m x 3.51m)

Kitchen 8'8 x 8'1 (2.64m x 2.46m)

WC

Out house

Landing

Bedroom one 11'10 x 11'9 (3.61m x 3.58m)

Bedroom two 12'0 x 11'9 (3.66m x 3.58m)

Bedroom three 8'3 x 6'10 (2.51m x 2.08m)



Bathroom

Outside

To the rear there is a delightful, enclosed garden which has floral beds and a small terrace, there is also a side gate for access. Also located to the rear of the property, within the development, there is a single garage with up and over entrance. To the front there is further flower beds and attached to the property there is a useful outside store which (subject to planning) could be turned into part of the accommodation.

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

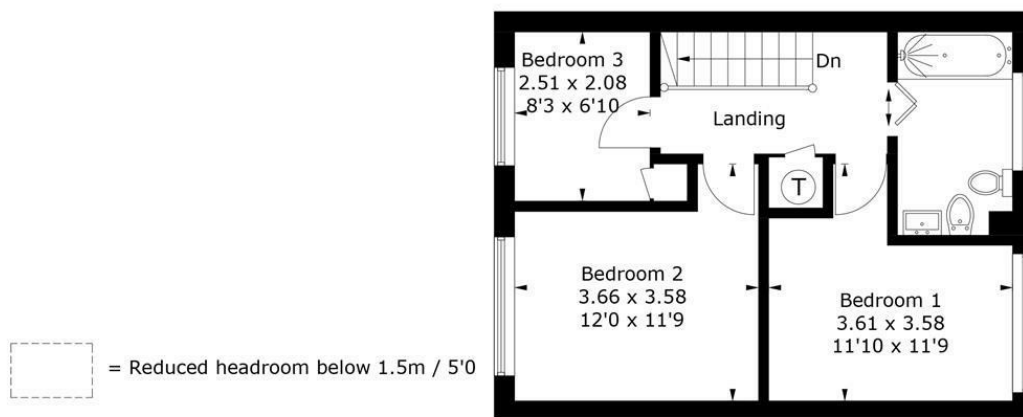
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



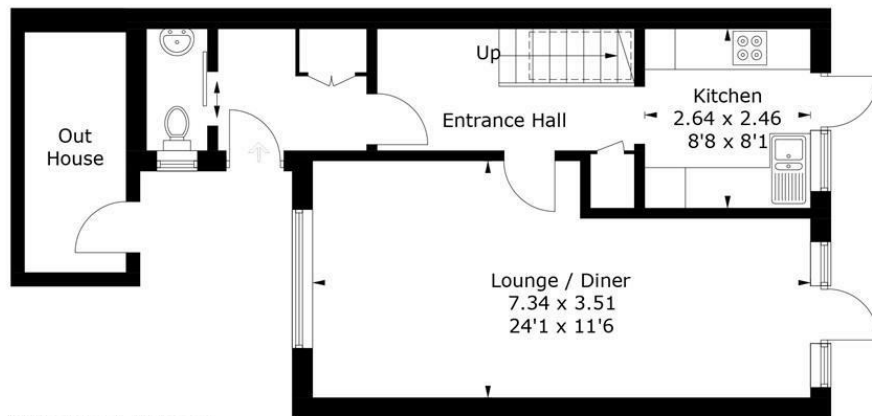
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Somerstown, PO19

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft
(Excluding Out House)



First Floor



Ground 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. (ID1102438)