

# CHARLES PECK

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**221 Oving Road, Chichester, PO19 7EJ**  
**Guide Price £550,000**

An attractive and spacious semi-detached period cottage with a good sized south facing rear garden, located just to the east of Chichester's historic city centre.

**NO ONWARD CHAIN**

Entrance hall | Sitting room | Dining room | Kitchen | Conservatory | Shower room | Five bedrooms | Bathroom | Basement | Gas central heating | Double glazing

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## Location

Oving Road is located just to the east of Chichester's vibrant and historic city centre and is within easy reach of the many shops, cafes, pubs, restaurants that the city has to offer along with notable attractions such as The Pallant House Gallery and Festival Theatre. Chichester also has a mainline rail station offering services to London Victoria. To the north lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south of the city is the Chichester Harbour area, its clam waters perfect for sailing and water sports. At the entrance to the harbour lie the beaches of West Wittering and East Head.

## Accommodation

The light, airy and spacious accommodation is arranged over two floors, presents well and there is a large cellar, adding further storage options. On the ground floor there is an entrance hall which provides access to a drawing room/bedroom five and beyond into a ground floor bathroom and a large fitted kitchen. The latter has access out into a porch which in turns leads into the garden. Running front to back, a spacious sitting/dining (with access into the garden) completes the ground floor. On the first floor, off a central landing there are four double bedrooms (3 with built in storage) and a family bathroom.

### Entrance hall

Sitting room 14'0 x 11'9 (4.27m x 3.58m)

Dining room 11'11 x 10'6 (3.63m x 3.20m)

Kitchen 12'1 x 10'9 (3.68m x 3.28m)

Conservatory 7'8 x 5'1 (2.34m x 1.55m)

### Shower room

Bedroom five 14'0 x 11'9 (4.27m x 3.58m)

### Landing

Bedroom one 14'5 x 14'5 (4.39m x 4.39m)



Bedroom two 14'3 x 11'10 (4.34m x 3.61m)

Bedroom three 12'0 x 10'8 (3.66m x 3.25m)

Bedroom four 11'4 x 10'7 (3.45m x 3.23m)

Bathroom

### Outside

To the rear there is a good sized, south facing garden which is mainly laid to lawn and has a large terrace area, perfect for catching the suns rays or dining alfresco.

### 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

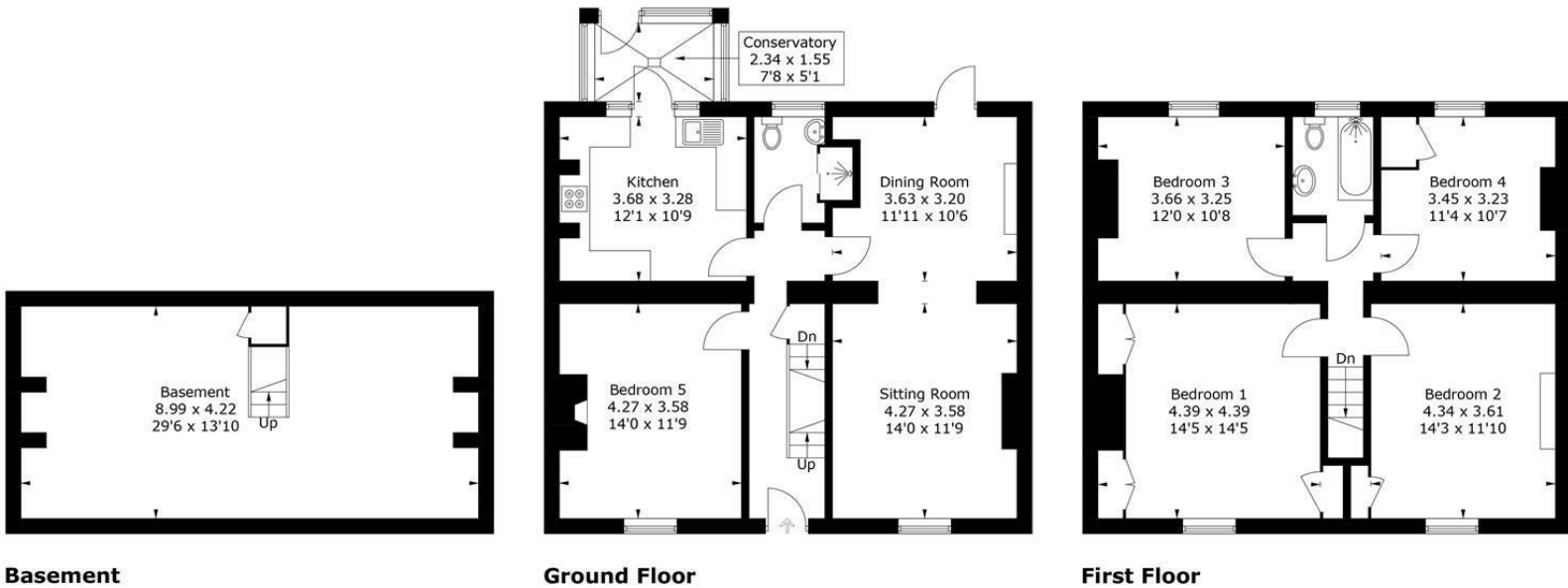
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

# Oving Road, PO19

Approximate Gross Internal Area = 148.6 sq m / 1599 sq ft  
Basement = 38 sq m / 409 sq ft  
Total = 186.6 sq m / 2008 sq ft



Basement

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. (ID1103705)