

CHARLES PECK

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46 John Rennie Road, Chichester, PO19 8FD **Guide Price £630,000**

A well-presented and contemporary townhouse with driveway parking and a carport, overlooking Chichester's historic canal within the heart of the city.

NO ONWARD CHAIN

Entrance hall | Study | Kitchen/Dining room | Sitting room | Three bedrooms |
Bathroom | Two en suit shower rooms | Gas central heating

Courtyard style garden | Balcony | Driveway | Carport

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

John Rennie Rd sits on Chichester's historic canal basin and is within easy reach of the many city centre amenities that include, shops, pubs, cafes and renowned Pallant House Gallery and Festival Theatre along with the city's mainline rail station (under 5 mins walk) which offers services to London Victoria. The canal, offers fun for paddle borders and kayakers while its historic tow path has been transformed into a public footpath, perfect for walking the dog. To the south of the city lie the calm waters of Chichester Harbour, popular with sailors and at the entrance to the harbour lie the beaches of West Wittering and East Head. To the north are the rolling foothills of The South Downs National Park and within the famous Goodwood Estate.

Accommodation

The modern and well-proportioned accommodation has been skilfully designed to maximise light and space and to the rear has an enviable outlook over the canal. On the ground floor there is an entrance hall which leads to a useful study beyond which there is cloakroom and to the rear lies a good sized kitchen/dining room, complete with access out onto a large balcony and view of the canal. On the first floor, off a central landing there is a bedroom, a family bathroom and to the rear a sitting room with access to a balcony (canal views). On the second floor there are two en-suite bedrooms both benefiting from built in storage.

Entrance hall

Study 8'0 x 7'8 (2.44m x 2.34m)

WC

Kitchen / Dining room 14'6 x 14'4 (4.42m x 4.37m)

First floor landing

Sitting room 14'7 x 13'1 (4.45m x 3.99m)

Bedroom three 14'6 x 9'0 (4.42m x 2.74m)



Bathroom

Second floor landing

Bedroom one 14'6 x 13'0 (4.42m x 3.96m)

En suite shower room

Bedroom two 14'7 x 9'5 (4.45m x 2.87m)

En suite shower room

Outside

To the rear there is a large balcony with gate and steps down into a courtyard style garden. To the front there is driveway parking and opposite there is further parking in the form of a carport.

Tenure

Freehold

Council tax band

F

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

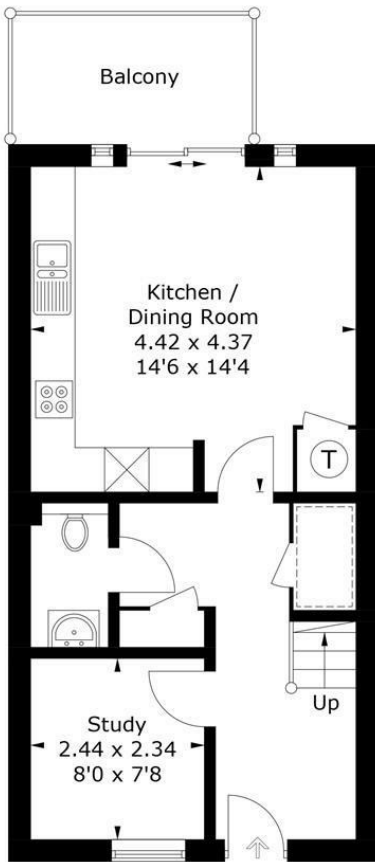
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



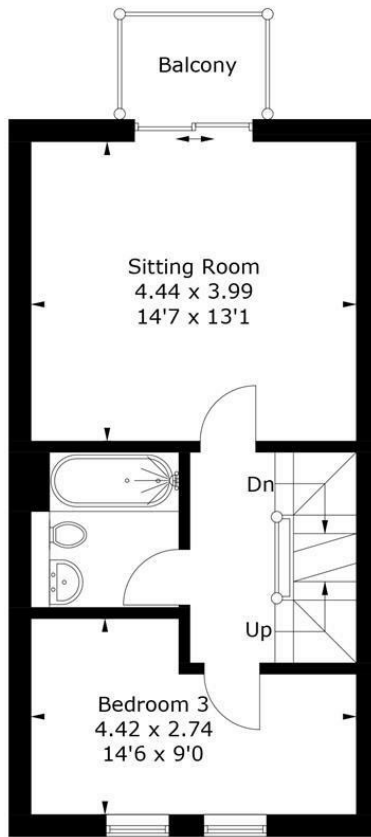
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B	79		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

John Rennie Road, PO19

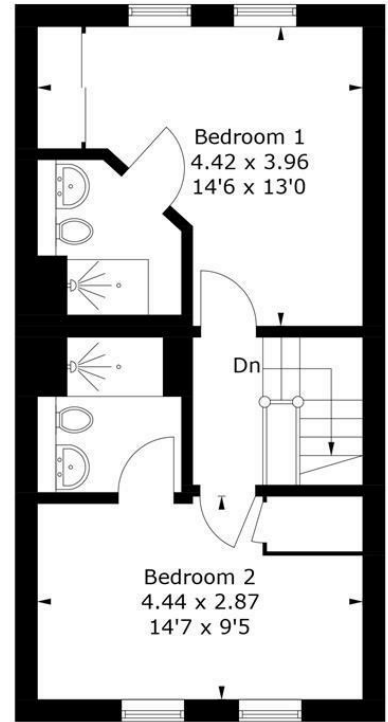
Approximate Gross Internal Area = 120.7 sq m / 1299 sq ft



Ground Floor



First Floor



Second 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. (ID1116146)