

# CHARLES PECK

Sales • Lettings • Valuers



## **108 Cedar Drive, Chichester, PO19 3EN** **Guide Price £635,000**

A well-presented and light two bedroom detached bungalow with a delightful west facing garden, garage and ample driveway parking, situated close to local amenities within the popular Parklands area of Chichester.

**NO ONWARD CHAIN**

Entrance hall | Sitting/Dining room | Kitchen/Breakfast room | Conservatory | WC | Two bedrooms | Shower room | Gas central heating | Double glazing

Driveway parking | Garage | Front and rear gardens

---

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: [homes@charlespeck.co.uk](mailto:homes@charlespeck.co.uk)

[www.charlespeck.co.uk](http://www.charlespeck.co.uk)

## Location

The property is located on the southern end of Cedar Drive in the Parklands area of Chichester, within a quick and level walk of the many city centre amenities, Cathedral and a mainline rail station (which offers services to London Victoria). Close by within Parklands there are more local amenities which include a convenience store, butchers, pharmacy, vet and GP surgeries. Centurion Way, a well-known cycle and footpath is accessed nearby and runs north right up into the rolling foothills of the famous South Downs National Park and The Goodwood Estate. To the south of Chichester lie the calm waters of Chichester Harbour, popular with sailors and at the mouth of the harbour are the beaches of West Wittering and East Head.

## Accommodation

The well-presented accommodation is arranged over one floor and has a westerly facing rear aspect. As you enter there is a hall leading to two double bedrooms (one with built-in storage) and a homely west facing sitting room, complete with French doors out into the garden. A shower room, separate WC, fitted kitchen/breakfast room and a westerly facing conservatory complete the accommodation.

### Entrance hall

Sitting / Dining room 17'0 x 12'0 (5.18m x 3.66m)

Kitchen / Breakfast room 12'10 x 9'7 (3.91m x 2.92m)

Conservatory 12'3 x 9'8 (3.73m x 2.95m)

### WC

Bedroom one 13'6 x 10'10 (4.11m x 3.30m)

Bedroom two 13'6 x 10'10 (4.11m x 3.30m)

### Shower room



## Outside

To the rear lies a west facing, well-kept garden which is mainly laid to lawn and features floral beds and shrubs and there is a side gate for access. To the front there is ample driveway parking and a well-kept front garden which features planted shrubs with a path leading to the front door, all enclosed by a low level brick wall.

**Garage 16'6 x 8'3 (5.03m x 2.51m)**

## 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.



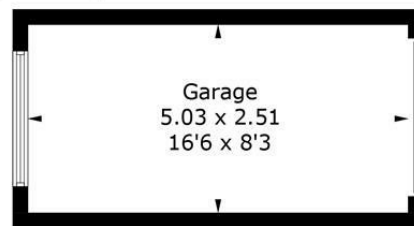
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Cedar Drive, PO19

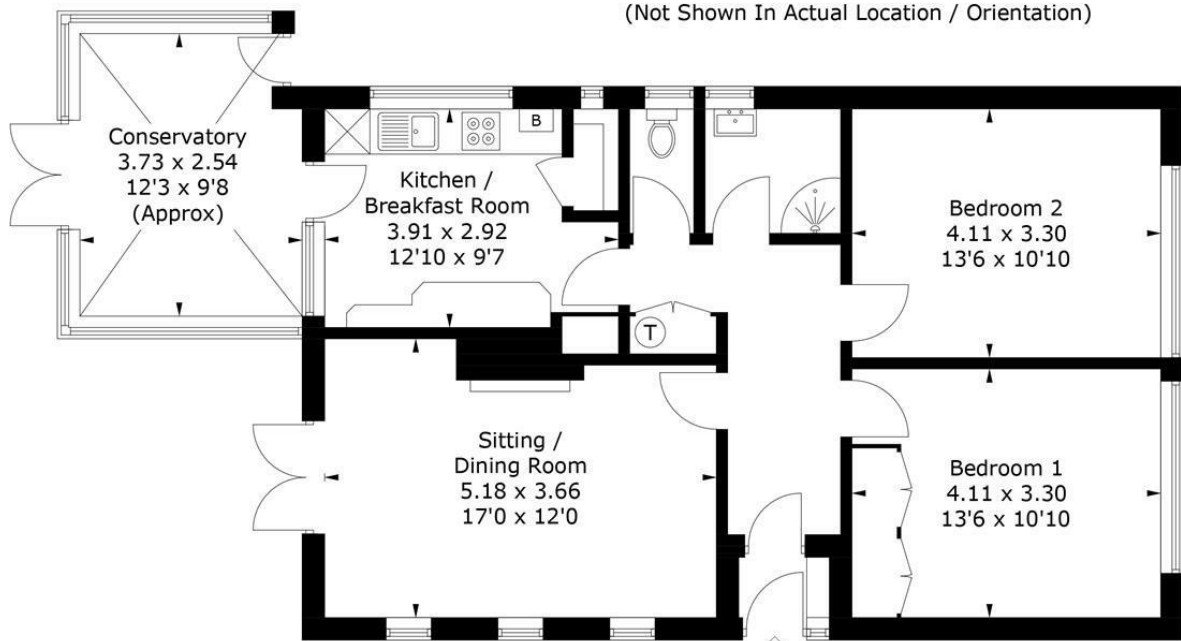
Approximate Gross Internal Area = 87.1 sq m / 937 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 99.7 sq m / 1073 sq ft



(Not Shown In Actual Location / Orientation)



### 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. (ID1123295)