

CHARLES PECK

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Alameda, Oving Road, Chichester, PO19 7EP Offers In Excess Of £600,000

A skillfully extended and beautifully presented three double bedroom detached family home with a delightful rear garden and driveway parking, located just to the east of Chichester's city centre.

Entrance hall | Sitting room | Study | Kitchen | Snug | Three bedrooms | Family bathroom | En suite shower room | Gas central heating | Double glazing

Good size rear garden | Driveway parking

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

Oving Road lies close to local amenities which includes a convenience store and is within an easy walk of Chichester's city centre which offers many, shops, bars, pubs, cafes and the renowned Festival Theatre and Pallant House Gallery along with the city's mainline rail station. The latter offers services to London Victoria. Just to the north of the city lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour, popular with sailors and at the mouth of the harbour the beaches of West Wittering and East Head.

Accommodation

The contemporary and well-presented accommodation is arranged over three floors and has a lovely country cottage style throughout and presents to an exacting standard. On the ground floor there is an entrance hall, which gives access to a large sitting room and beyond into a dining room/study, currently used as the latter. To the rear of the ground floor lies an extended kitchen/dining room, complete with fitted units, a charming real wood burning stove and double doors out into the garden. On the first floor, off a landing there are two double bedrooms and an updated modern family bathroom complete with bath and separate shower. The second floor has been converted into a stunning master bedroom with en suite shower room, with Velux windows allowing light to flow throughout and a skilfully designed walk-in wardrobe.

Entrance hall

Sitting room 15'10 x 10'8 (4.83m x 3.25m)

Study 13'4 x 11'6 (4.06m x 3.51m)

Kitchen 16'7 x 12'10 (5.05m x 3.91m)

Snug 13'3 x 8'1 (4.04m x 2.46m)

WC

Store 24'9 x 3'0 (7.54m x 0.91m)

Landing



Bedroom two 13'4 x 12'6 (4.06m x 3.81m)

Bedroom three 9'9 x 8'2 (2.97m x 2.49m)

Bathroom

Bedroom one 15'6 x 10'2 (4.72m x 3.10m)

Dressing room

En suite shower room

Outside

To the rear there is a good sized garden which is mainly laid to lawn and features a terrace, two storage sheds and has side access where there is also a lean-to, perfect for wood storage. There are mature tree's and shrubs dotted throughout pretty borders and the garden is enclosed on all sides. To the front there is gravelled, driveway parking.

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			78
(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	

Oving Road, PO19

Approximate Gross Internal Area = 152.3 sq m / 1639 sq ft

Store = 6.8 sq m / 73 sq ft

Total = 159.1 sq m / 1712 sq ft



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. (ID1123607)