



Pen Cottage The Drive, Chichester

Guide Price £995,000



PEN COTTAGE

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Chichester, Chichester

- Sitting room
- Study
- Dining room
- Conservatory
- Kitchen/breakfast room and utility
- Four bedrooms
- En-suite shower room/WC
- Bathroom/WC and shower room/WC
- Tandem garage and driveway
- 0.23 acre plot

Enjoying an enviable location within the sought-after Summersdale area, to the north of Chichester city centre, lies this detached house. The property has been extended to create practical, well-proportioned and versatile accommodation. Upon entering the property, a reception hall can be found which provides access to the cloakroom, dining room, kitchen/breakfast room and study area. There are external doors from the triple dual aspect sitting room which leads to the patio area in the rear garden. A conservatory and large utility room can also be found on the ground floor.

Four bedrooms are located on the first floor with the spacious principal bedroom befitting from a dual aspect, comprehensive range of wardrobes and en-suite shower room/WC. A further shower room/WC can be found on the first floor along with a sperate bathroom/WC.

Outside, the property sits relative centrally on the plot, which measures just under 0.25 of an acre. To the front is a large driveway which provides off road parking for a number of vehicles and leads to the integral tandem garage with electric door and integral door into the utility room. In the rear garden, a patio area adjoins the property which gives way to lawn with flower and shrub



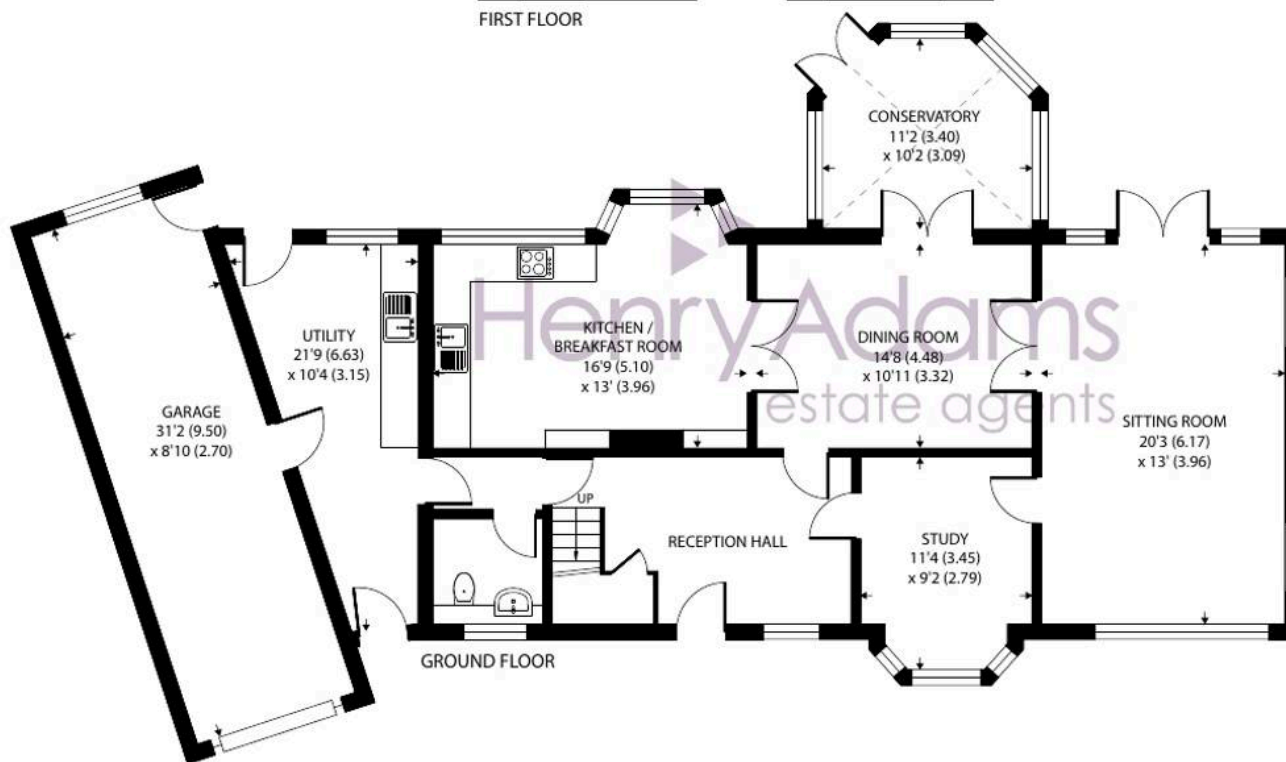


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Denotes restricted
head height



Approximate Area = 2058 sq ft / 191.1 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Garage = 276 sq ft / 25.6 sq m
Total = 2349 sq ft / 218 sq m



GARDEN

GARAGE

Double Garage

DRIVEWAY

4 Parking Spaces





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.