



40 Franklin Place, Chichester, PO19 1BL

Guide Price £385,000

 **Henry Adams**
estate agents

40 Franklin Place, Chichester

Character property in a central location.

- Grade II listed
- Residents' permit parking
- South facing rear garden
- Sitting room
- Kitchen/diner
- Two bedrooms
- Bathroom/WC
- Viewing recommended

This charming Grade II listed two-bedroom property is located in the highly sought-after Franklin Place and benefits from a south-facing garden that backs onto the historic Roman Walls and Priory Park.

The ground floor features a generously sized living room and a bright kitchen/diner with French doors opening directly onto the garden. Upstairs, there are two well-proportioned bedrooms and a modern bathroom/WC. The private rear garden offers a southerly aspect with a patio area ideal for al fresco dining.





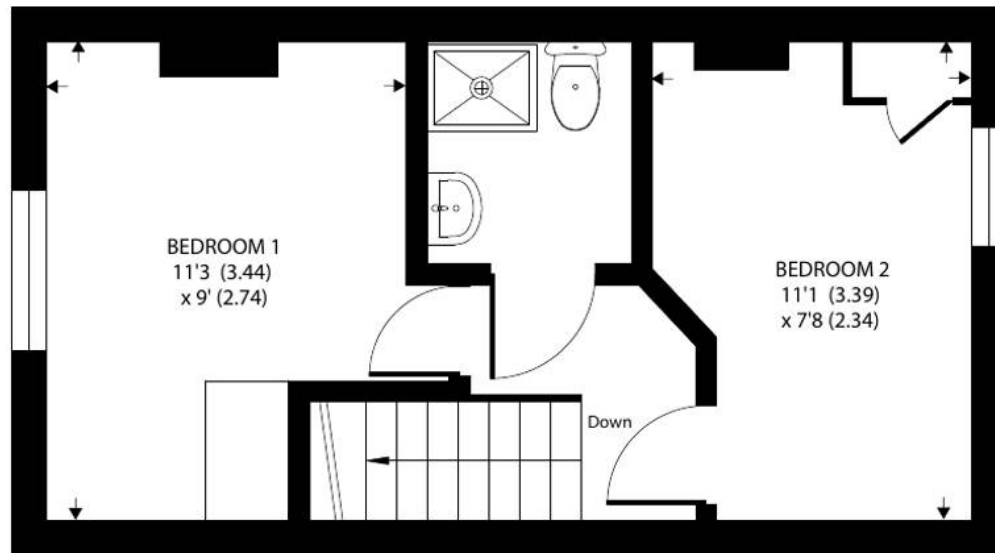
Perfectly positioned for easy access to Chichester city centre, the renowned Chichester Festival Theatre and the Tennis Club. This property is also just a short drive from Goodwood, home to the Qatar Goodwood Festival in July and the annual Festival of Speed.

Residents permit parking is available in the road.

Chichester District Council - 25/26 Tax Band E £2,856.40 EPC- N/A Grade II listed







FIRST FLOOR



GROUND FLOOR

Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



Location - The house is set on one of central Chichester's most favoured roads. Franklin Place backs onto the city walls and is only a short distance from the top of North Street, Chichester tennis club and the Festival Theatre. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From the Eastergate circulatory system, keep on the left hand side turning left into New Park Road. At the roundabout, take the first exit off into Oaklands Way, where Franklin Place can be found on the left hand side. Turn into Franklin Place and then turn left again and number 40 is towards the end on the right. what3words - asset.taped.fend

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

