



141 St. Pancras, Chichester, PO19 7LH

Starting Bid **£170,000**

141 St. Pancras, Chichester

- Sold via Secure Sale online bidding. Starting bid £170,000
- Immediate 'exchange of contracts' available
- Delightful period cottage
- City centre location
- Attractive sitting room
- Contemporary kitchen
- Modern first floor bathroom
- Gas central heating via radiators
- South facing rear garden
- Private parking hardstanding

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

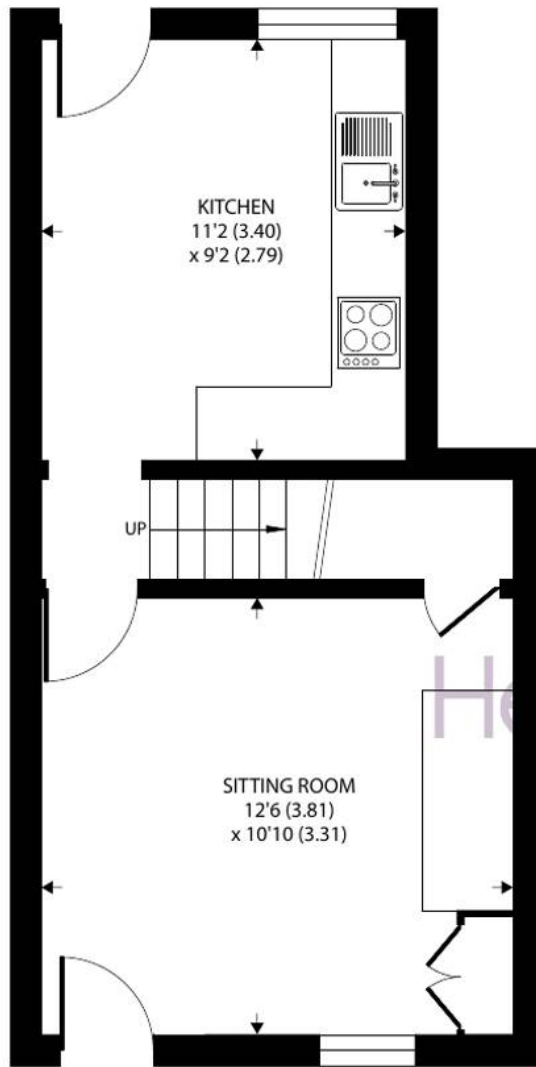
A two bedroom Grade II listed cottage situated in the heart of Chichester city centre just a few steps away from the pedestrianised shopping precinct.

Requiring some modernisation, the property oozes charm and character with exposed beams and an open fireplace in the sitting room. There is a smart modern kitchen with an integral electric oven and ceramic hob and a door leading to the south facing garden. Upstairs there are two bedrooms and a modern bathroom with an electric shower over the bath.

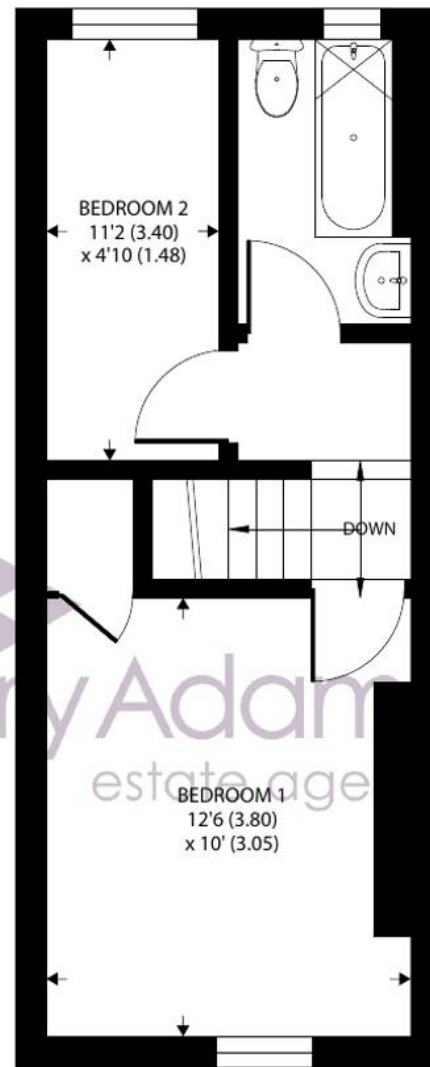
The garden is a real suntrap and has paved patio and imitation grass for ease of maintenance. A gate at the bottom of the garden open to private hardstanding, providing off road parking. No onward chain.



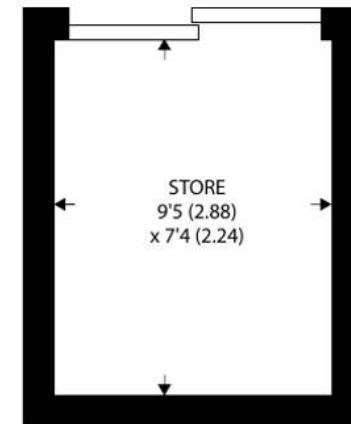




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 550 sq ft / 51 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 619 sq ft / 57.5 sq m

For identification only - Not to scale



Location – The property can be found within a short walk of the pedestrianized city centre. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service 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 superb 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 end of East Street, proceed into the one way system and the property can be found on the right after the turning left to New Park Road. What3words – sculpture.adults.alien

Chichester District Council – 26/27 Tax Band C £2,215.25
EPC–C

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

