



17 St. Peters | Chichester | PO19 1ND

Guide Price £525,000

Freehold



**hancock**

Lettings & Estate Agents



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- No Onward Chain
- City Walls Location
- Private Rear Garden
- Three En-Suites
- Council Band F
- Virtual Tour
- Allocated Parking
- End Of Terrace
- Project
- Freehold

St Peters is in the very heart of Chichester City centre, just a stone's throw from all the restaurants and shops the City has to offer. Benefitting from a courtyard garden, parking and no onward chain!

#### Accommodation

Upon entering this City centre home, there is a kitchen looking on to St Peters, a downstairs WC and a Living/Dining Room, with glazed doors onto the courtyard garden. To the first floor the principal bedroom has built in wardrobes and an ensuite bathroom. There is a second bedroom on this floor also benefitting from built in wardrobes and the potential for an ensuite – currently arranged with a wc and washing machine. On the second floor there is real potential to create a good sized bedroom and en-suite with some reconfiguration, the area is currently arranged as open plan.

Please note the property requires a new boiler and the





what3words ///

hoping.quest.hurls



electrics need updating.

#### Outside

The garden is a paved courtyard garden and allocated parking for one vehicle.

#### Location

The property lies inside of Chichester's historic city walls. The city's many shops, bars, restaurants, cafes, pubs and notable attractions such as Pallant House Gallery and Festival Theatre are on the doorstep, along with Chichester's main line train station. The latter offering services to London Victoria. To the north of Chichester are the rolling foothills of The South Downs National Park and the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour, popular for sailing and water sports.

#### Information

Tenure - Freehold

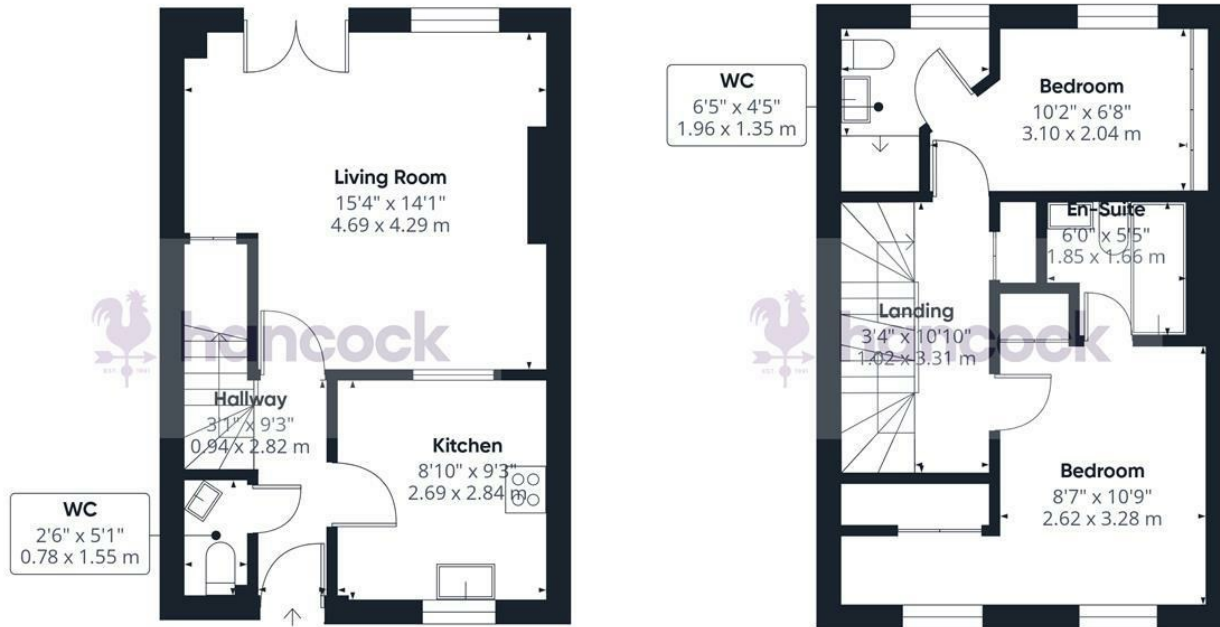
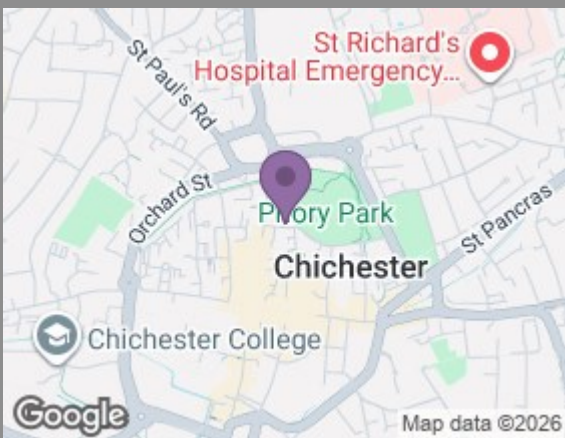
Council Tax Band – F

Broadband Speed - Up to 81mbps

Mobile Coverage - EE, Three, O2, Vodafone

Maintenance and general work to the parking area : £100 per annum - a yearly contribution to the reserves held by the Association for regular items of expenditure such as annual drain clearance and green-bin hire; and for relatively modest ad hoc remedial work, e.g. on subsidence in the parking area.

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



Approximate total area<sup>(1)</sup>  
836 ft<sup>2</sup>  
77.8 m<sup>2</sup>

Reduced headroom  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC