

Bell & Blake
SALES & LETTINGS

1 Parchment Street, Chichester, West Sussex, PO19 3BX

Asking Price £350,000

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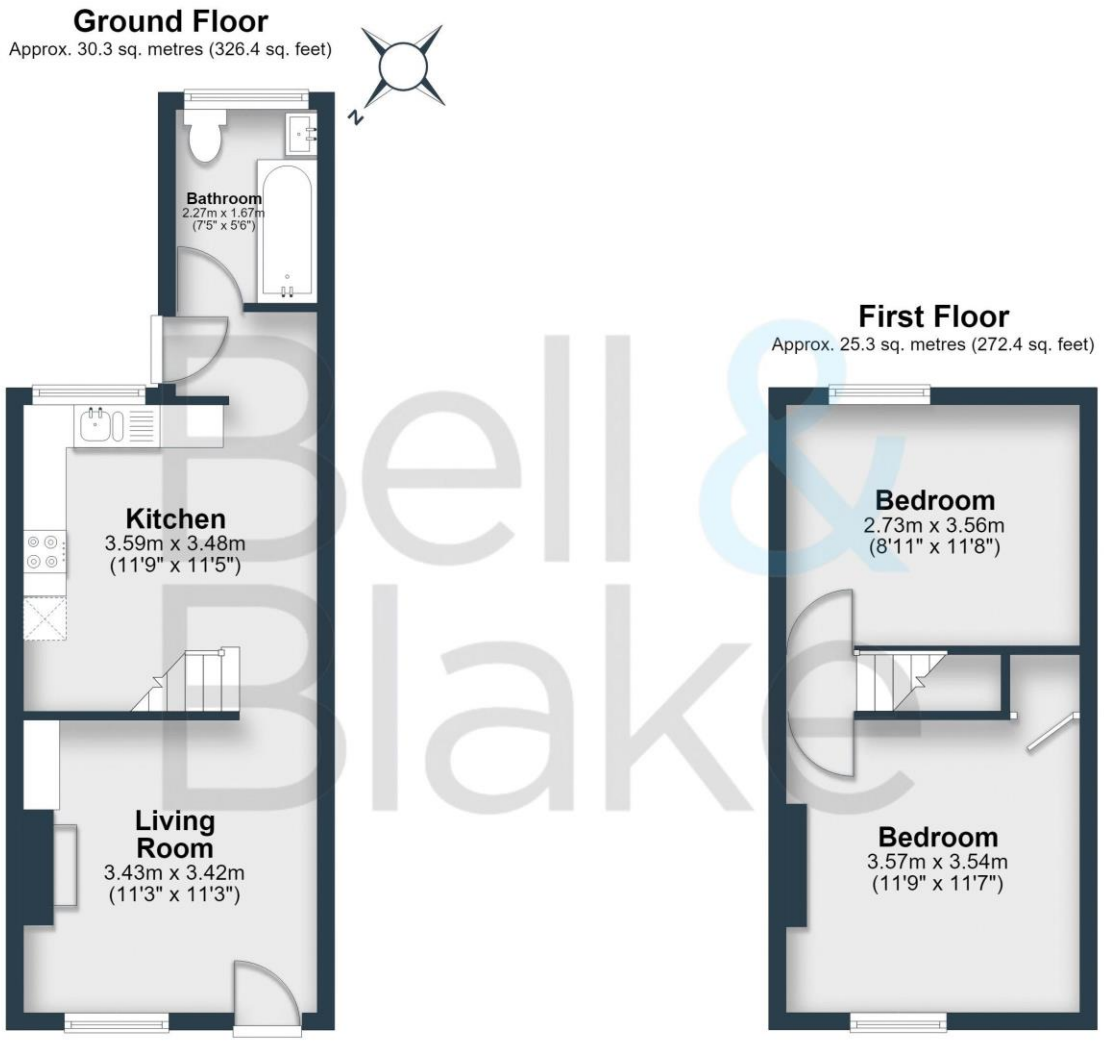
- Period Flint Grade II Listed House
- Two Double Bedrooms
- Walking distance to the city centre
- End of terrace allowing side access
- Private low mainteance garden
- Sitting room with log burner
- CHAIN FREE!!

A charming flint-fronted Grade II Listed end-of-terrace cottage, ideally situated in the sought-after Parchment Street area, just north of Chichester city centre. Despite its peaceful residential setting, the property is within easy walking distance of the main shopping precinct and a wide range of local amenities. Full of character and natural light, the well-presented accommodation is arranged over two floors and offers a comfortable and practical layout. The ground floor features a welcoming sitting room with a feature log burner, a modern kitchen with space for a dining table and a family bathroom with an overhead shower. Upstairs are two well-proportioned double bedrooms, one benefiting from a fitted wardrobe. To the rear, the south-easterly facing garden provides a lovely private space for outdoor seating and entertaining. Fully paved for ease of maintenance, it is complemented by low-maintenance shrubs to either side and a useful storage shed. A delightful character home in a highly desirable location, offering an appealing combination of period charm, practicality and convenience. Internal viewing is highly recommended, and the property is being sold with no onward chain.

Council Tax Band: D







Total area: approx. 55.6 sq. metres (598.8 sq. feet)

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services taking you from Brighton to Portsmouth and everywhere in between.









