

# CHARLES PECK

Sales • Lettings • Valuers



**34 Oak Avenue, Chichester, West Sussex, PO19 3AH**  
**£435,000**

A very well located semi detached house, standing in this very popular area of Parklands with the benefit of a large mature rear garden and potential to extend (STPP).

Entrance hall | Lounge | Open plan dining kitchen | Three bedrooms | Bathroom  
| Separate WC | Gas central heating | Double glazing

Off-road parking | Garage | Mature rear garden

## Location

The property is located within a short distance of local shops at Parklands and good schools nearby. It is well placed for access to Chichester City centre with its full range of facilities including further shops, restaurants, Chichester Festival Theatre and mainline railway station with services to London Victoria. To the south is Chichester Harbour, with sailing from Itchenor, Bosham, Birdham and Emsworth and also the beaches around Wittering. To the north is the beautiful countryside of The Downs and Goodwood, where many sporting and other events occur throughout the year.

## Entrance hall

With storage cupboard beneath the stairs and central heating radiator.

## Lounge 12'10 x 11'0 (3.91m x 3.35m)

Maximum measurements. With bay window to the front and ornamental fireplace.

## Open plan dining kitchen 17'0 x 11'4 (5.18m x 3.45m)

Maximum measurements. The dining area with rear window, radiator and original fireplace (not in use). The kitchen with fitted drawers and cupboards, in-set sink unit, hob, oven, recess suitable for fridge freezer and door leading outside.

From the hall a staircase rises to the first floor.

## Landing

With window.

## Bedroom one 13'0 x 7'1 (3.96m x 2.16m)

Average width. With front window, central heating radiator and built-in wardrobes.

## Bedroom two 11'3 x 8'9 (3.43m x 2.67m)

With rear window, central heating radiator and built-in wardrobe.

## Bedroom three 8'0 x 6'0 (2.44m x 1.83m)

With front window and central heating radiator.





## Bathroom

Bath with shower attachment, wash basin, WC, window, central heating radiator and cupboard housing the Worcester gas central heating boiler.

## Separate WC

With window, wash basin and WC.

## Outside

To the front of the property is an area of garden and a block paved vehicle drive giving plenty of off-road parking leading past the side of the house.

## Garage

## Good size mature rear garden

The garden stretching a good way back from the house with lawned areas, shrubs, trees and to the end is a timber garden shed.

## Tenure

The property is freehold.

## Council tax band

D

## General remarks

To view please telephone us on 01243 816666 to make an appointment.


## Note

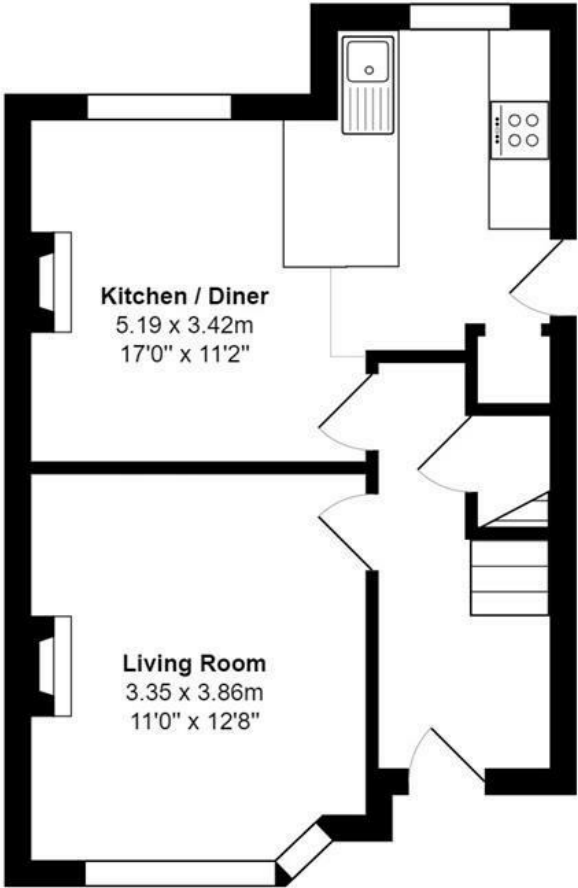
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

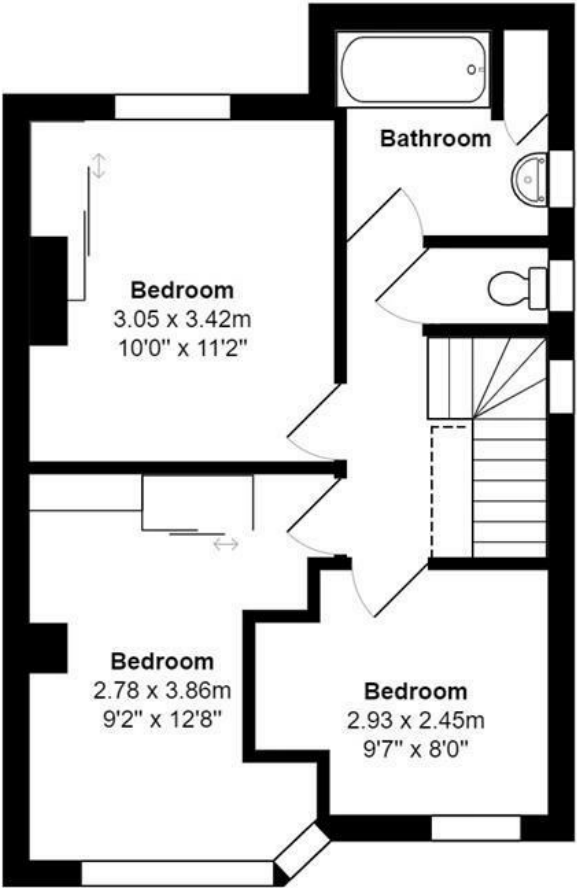
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 



**Ground Floor**  
 Area: 38.4 m<sup>2</sup> ... 413 ft<sup>2</sup>



**First Floor**  
 Area: 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>

Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>

All measurements are approximate and for display purposes only