

CHARLES PECK

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10 Montagu Road, Chichester, PO19 3NT
Guide Price £294,000

A well-proportioned two bedroom bungalow with a south facing rear aspect and garden, located close to local amenities within the popular Parklands area of Chichester.

Entrance hall | Kitchen | Sitting/dining room | 2 bedrooms | Bathroom

South facing garden | On road parking

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Located close to Chichester's historic city centre within the Parklands area of the city, the property has a number of useful local amenities on the doorstep which include a pharmacy, butchers, convenience store and a park. Centurion Way, a cycle and pedestrian path its located close by and runs right up into the South Downs National Park. Chichester's city centre offers fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters a heaven for sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (blue flag beach) and East Head, the latter offering well preserved sand dunes.

Entrance hall

Kitchen 9'10 x 7'10 (3.00m x 2.39m)

Sitting/dining room 13'1 x 12'8 (3.99m x 3.86m)

Bedroom one 13'1 x 9'10 (3.99m x 3.00m)

Bedroom two 10'0 x 7'5 (3.05m x 2.26m)

Bathroom

Outside

To the rear there is an enclosed south facing garden which is mainly laid to lawn and is complete with a paved terrace and a useful brick built storage shed. To the front of the property there is a small lawned area with planted shrubs and low level steps leading to the front door.

Tenure

The property is freehold.

Council tax band

C.



General remarks

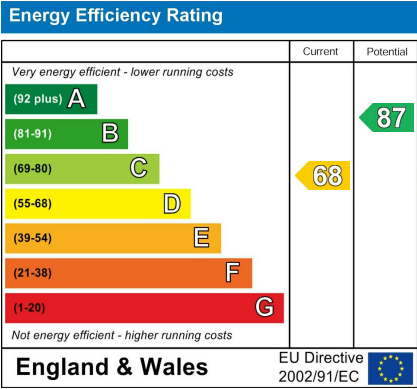
To view please telephone us on 01243 816666 to make an appointment.

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.

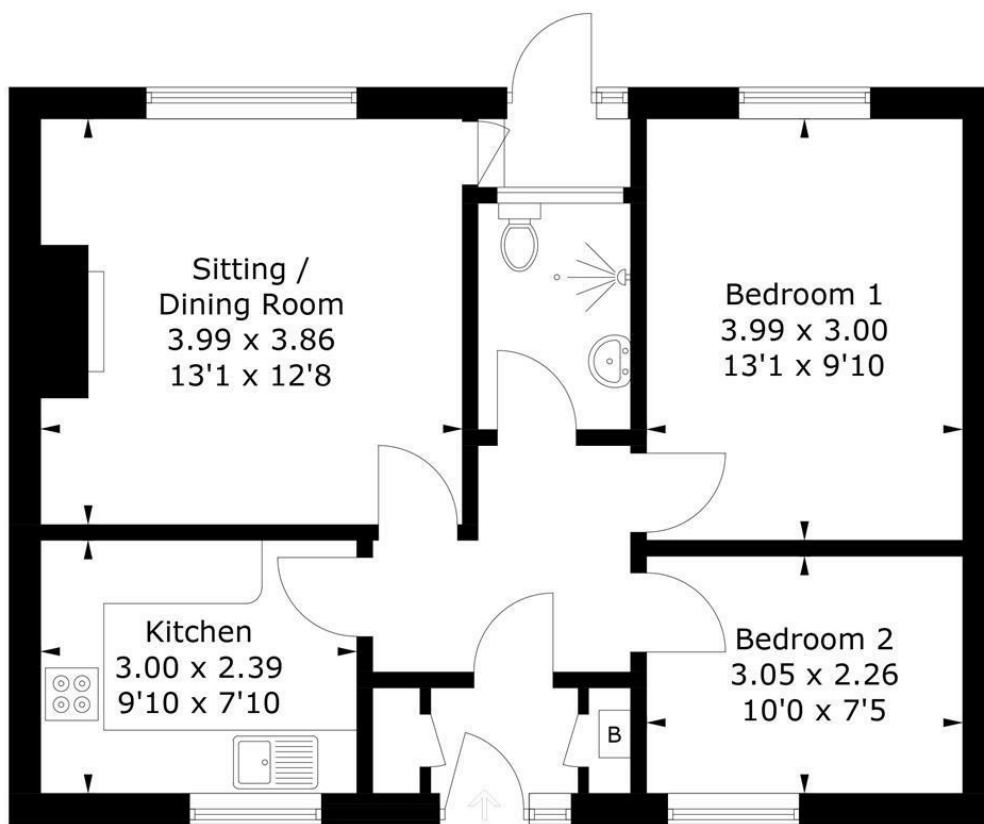
Our services

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



Montagu Road, PO19

Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID945649)