

CHARLES PECK

Sales • Lettings • Valuers



5 Tregarth Road, Chichester, West Sussex, PO19 5QU **Guide Price £850,000**

A spacious and skilfully extended four bedroom family home with a large west facing garden, detached studio and driveway parking, set within the hugely desirable Summersdale area towards the end of this popular no through road.

Entrance hall | WC | Sitting room | Open plan living/dining kitchen | Utility room |
Four bedrooms | En suite shower room | Family bathroom | Gas central heating |
Under floor heating | Double glazing

West facing rear garden | Studio | Driveway

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

The desirable Chichester suburb of Summersdale lies just to the north of the City's historic centre and offers great local amenities including two public parks, convenience store, gym, GP surgery in addition to a popular primary school within easy reach. The world renowned Goodwood Estate lies a short drive to the north with much enjoyment to be had at its many motor car and horse racing events with golf enthusiasts also enjoying its two famous courses. Chichester city centre lies just a short distance to the south and has 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 (a blue flag beach) and East Head, the latter offering well preserved sand dunes.

Entrance hall

WC

Sitting room 14'2 x 13'4 (4.32m x 4.06m)

Open plan kitchen / Breakfast / Dining room
28'10 x 24'8 (8.79m x 7.52m)

Utility room

First floor landing

Bedroom two 12'1 x 10'9 (3.68m x 3.28m)

Bedroom three 12'0 x 10'0 (3.66m x 3.05m)

Bedroom four 8'7 x 7'3 (2.62m x 2.21m)

Bathroom

Second floor

Bedroom one 15'11 x 11'7 (4.85m x 3.53m)

En suite shower room



Outside

To the rear of the property is a large west facing garden which is mainly laid to lawn and features attractive borders. There is a wood panelled storage shed and a wood-built detached studio, the latter being perfect for use as a home office or gym. There is also side access to the front where there is driveway parking.

Tenure

Freehold

Council tax band

E

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) A		
(81-91) B		80
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 168.5 sq m / 1814 sq ft
Studio & Shed = 18.1 sq m / 195 sq ft
Total = 186.6 sq m / 2009 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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