

# CHARLES PECK

Sales • Lettings • Valuers



**15 Wellington Road, Chichester, West Sussex, PO19 6BB**  
**£465,000**

A superbly positioned semi-detached house offering scope for improvement and standing in this popular area of Summerdale, complimented by a very large garden, with the possibility of converting the loft (STPP).

Entrance hall | Living room | Dining room | Kitchen | Downstairs shower room |  
Two bedrooms | Bathroom | Gas central heating

Off-road parking | Large rear garden

## Location

The property stands directly opposite Oaklands Park with good views out as far as the Cathedral spire. It is within walking distance of the City Centre where facilities include shops, restaurants, Chichester Festival Theatre and mainline railway station with services to London Victoria.

## Entrance hall

With central heating radiator.

## Living room 14'0 x 12'0 (4.27m x 3.66m)

Maximum measures. With central heating radiator and bay window looking out across to Oaklands Park with glimpses of the Spire of Chichester Cathedral.

## Dining room 12'0 x 12'0 (3.66m x 3.66m)

With window enjoying the aspect over the garden, central heating radiator and built-in storage cupboards.

## Kitchen 8'1 x 8'0 (2.46m x 2.44m)

With side window, part glazed door leading outside, fitted drawers and cupboards, stainless steel sink unit, hob, oven and wall mounted Vaillant gas central heating boiler.

## Shower room

With window, shower cubicle, wash basin and separate WC with window.

From the hall a staircase rises to the first floor.

## Landing

With radiator and built-in cupboard.

## Bedroom one 15'6 x 11'0 (4.72m x 3.35m)

With central heating radiator, built-in cupboard and two windows enjoying the views out over Oaklands Park.

## Bedroom two 12'0 x 9'1 (3.66m x 2.77m)

With central heating radiator and window looking over the rear garden.





## Bathroom

With bath, wash basin, WC, window and central heating radiator.

## Outside

To the front of the property is a block paved driveway giving off-road parking for two cars. There is a pathway past the side of the house giving access via a gate.

## Large rear garden

With flagged area, lawn beyond and summer house to the rear of the garden.

## Tenure

The property is freehold.

## Council tax band

D

## General remarks

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

## Note

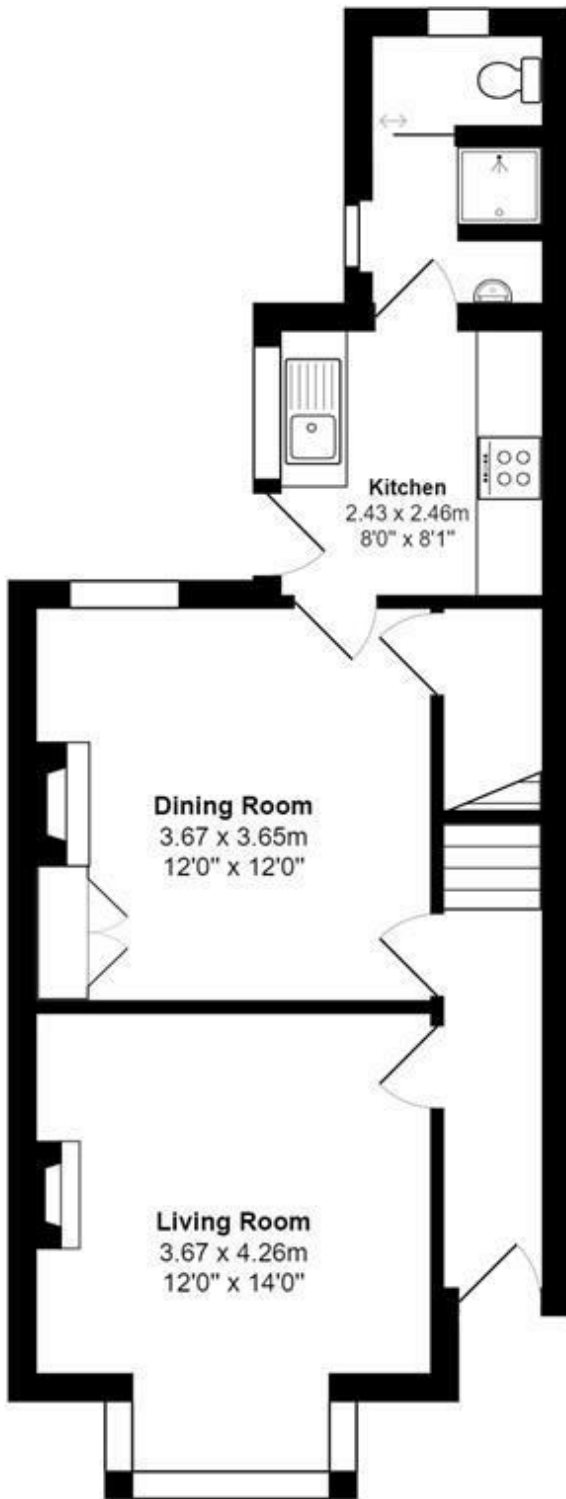
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

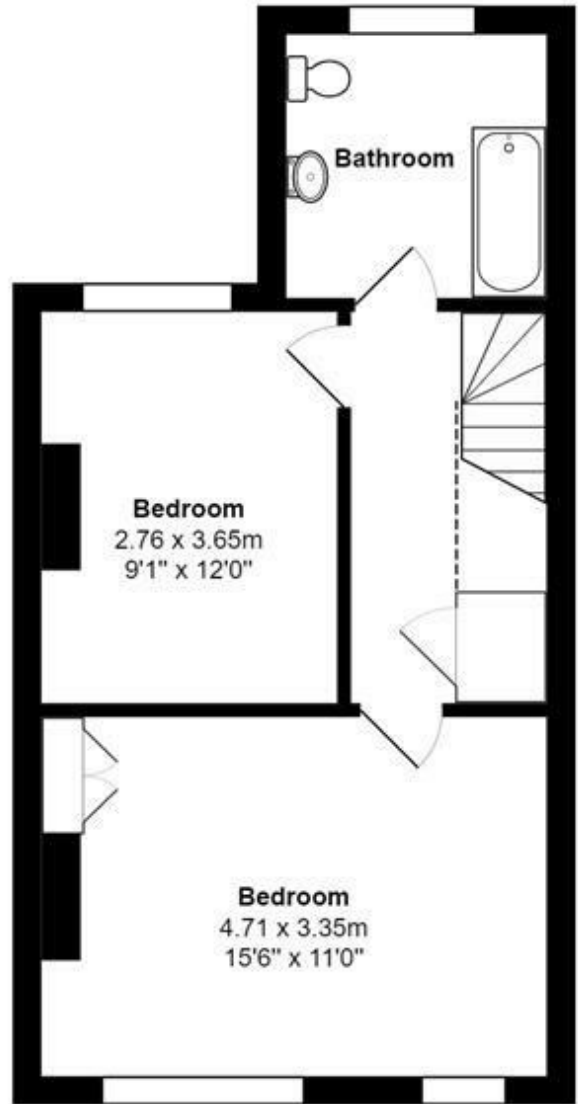
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



| Energy Efficiency Rating                    |    | Current                    | Potential |
|---------------------------------------------|----|----------------------------|-----------|
| Very energy efficient - lower running costs |    |                            |           |
| (92 plus) A                                 |    |                            |           |
| (81-91) B                                   |    |                            |           |
| (69-80) C                                   |    |                            | 78        |
| (55-68) D                                   | 62 |                            |           |
| (39-54) E                                   |    |                            |           |
| (21-38) F                                   |    |                            |           |
| (1-20) G                                    |    |                            |           |
| Not energy efficient - higher running costs |    |                            |           |
| England & Wales                             |    | EU Directive<br>2002/91/EC |           |



**Ground Floor**  
 Area: 45.1 m<sup>2</sup> ... 486 ft<sup>2</sup>



**First Floor**  
 Area: 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>

**Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>**

All measurements are approximate and for display purposes only