

CHARLES PECK

Sales • Lettings • Valuers



14 Windsor Road, Chichester, West Sussex, PO19 7XG **Guide Price £325,000**

A very well-proportioned and light three bedroom semi-detached house with a south facing garden, driveway parking and car port, set on a popular road just east of Chichester's vibrant city centre.

Entrance hall | Sitting/Dining room | Kitchen | Three bedrooms | Bathroom |
South facing rear garden | Driveway | Car port | New double glazing

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 property is located on a popular, residential road with local amenities close-by which include a convenience store, park, public house and a primary school. Chichester's historic centre lies a short distance away and offers fantastic facilities which include shops, restaurants, pubs, cafes, Chichester Festival Theatre and Pallant House Gallery in addition to a mainline railway station with services to London Victoria. Just a short drive to the north is Goodwood and The Downs with sporting and other events throughout the year whilst to the south are the sandy beaches of The Witterings and the picturesque waters of Chichester Harbour, the latter's calm waters a heaven for water sports enthusiasts.

Entrance hall

Sitting / Dining room 15'7 x 9'7 (4.75m x 2.92m)

Kitchen 15'7 x 8'8 (4.75m x 2.64m)

Landing

Bedroom one 15'7 x 8'9 (4.75m x 2.67m)

Bedroom two 9'8 x 8'7 (2.95m x 2.62m)

Bedroom three 9'7 x 6'8 (2.92m x 2.03m)

Bathroom

Outside

To the rear there is a good sized south facing garden which is mainly laid to lawn enclosed by 6ft panelled fencing. The garden also has a sunlit terrace, a wooden storage shed and a side gate offering access to the front.

At the front of the property there is a useful car port and beyond driveway parking. There is also a small lawned front garden.

Tenure

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.

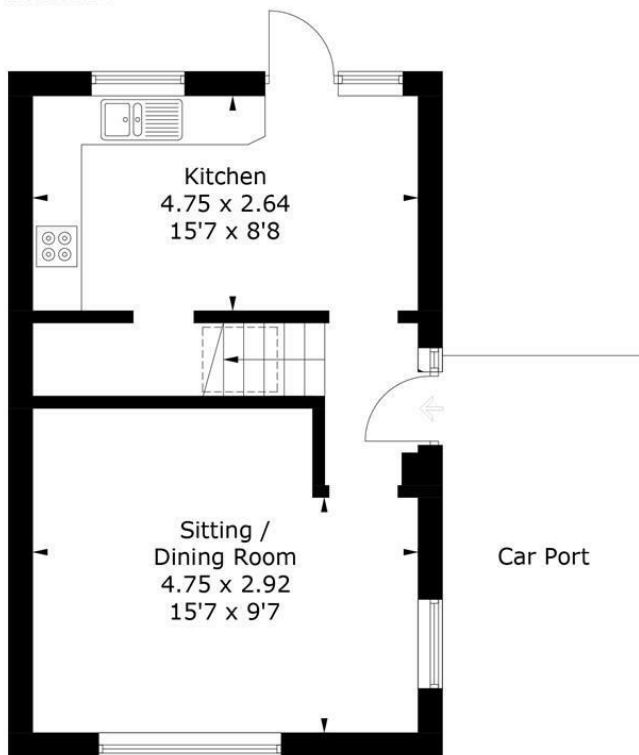


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B	75		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

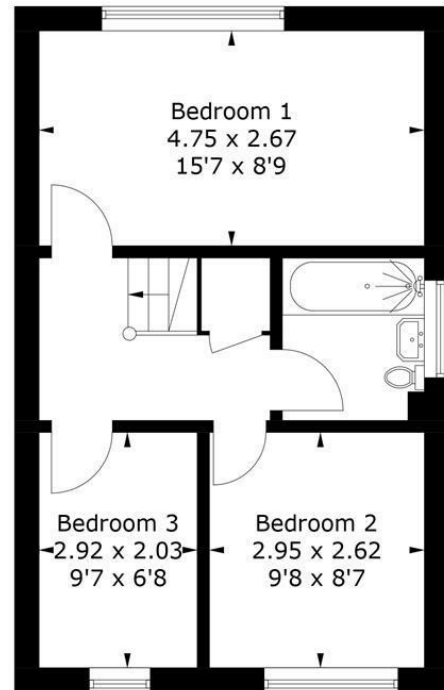
Windsor Road, PO19

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

PRODUCED FOR HOMES ESTATE AGENTS

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. (ID914562)