

142 St. Pancras, Chichester, PO19 7LH

Starting Bid **£195,000**

142 St. Pancras, Chichester

- Sold via Secure Sale online bidding. Starting bid £195,000.
- Immediate ‘exchange of contracts’ available
- Delightful period cottage
- City centre location
- Three reception rooms
- Cellar
- Utility room
- Three bedrooms (principal bedroom with en-suite)
- Two loft rooms
- South facing garden and off-road parking

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £195,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A three bedroom Grade II listed cottage situated in the heart of Chichester city centre just a few steps away from the pedestrianised shopping precinct.

Requiring some modernisation, the property oozes charm and character. There are three reception rooms and a smart shaker style kitchen with an integral electric oven, ceramic hob, cooker hood and dishwasher. Stairs from the front reception room lead down to a cellar. On the first floor, there are three bedrooms and a bathroom. The principal bedroom has an en-suite bathroom. A door on the first-floor landing opens to a spiral staircase leading up to two loft rooms with low ceilings and Velux windows.

















Approximate Area = 1453 sq ft / 134.9 sq m
Limited Use Area(s) = 112 sq ft / 10.4 sq m
Outbuilding = 37 sq ft / 3.4 sq m
Total = 1602 sq ft / 148.7 sq m
For identification only - Not to scale

Outside - The garden is a real suntrap being south facing and has a detached brick-built utility room which has recently been refitted with shaker style cupboards, a sink unit and space and plumbing for a washing machine. A gate at the bottom of the garden open to private hardstanding, providing off road parking. No onward chain.

Chichester District Council - 26/27 Tax Band D £2,492.15
EPC-D

Location - The property can be found within a short walk of the pedestrianized city centre. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From the end of East Street, proceed into the one way system and the property can be found on the right after the turning left to New Park Road. What3words - apple.filled.jazz

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk





