



# PECKETTS GATE

CHICHESTER, PO19 8PZ

£359,000  
FREEHOLD

A modern and spacious family home with allocated parking set on a bespoke cul-de-sac development of six, located just south of Chichester's vibrant city centre.



**hancock**  
Lettings & Estate Agents

## PECKETTS GATE

No onward chain | Gas fired  
central heating | Ground floor  
Cloakroom | Large sitting/dining  
room | En-suite master bedroom  
| Enclosed rear garden |  
Allocated parking



This modern and well presented family home offers light and spacious accommodation and benefits from an enclosed, practical rear garden and two allocated parking bays. The property is set on a popular cul-de-sac, just south of Chichester's city centre and has a number of local amenities close by which include a convenience store, post office, popular butchers and a children's play area.

### Accommodation

The spacious accommodation is arranged over two floors. On the ground floor there is a large entrance hall which leads into a modern fitted kitchen and beyond to a useful ground floor cloakroom. To the rear lies a 16ft long sitting/dining room offering access to the garden via double French doors. On the first floor, off a central landing there are three bedrooms (master with en-suite) and a contemporary family bathroom.

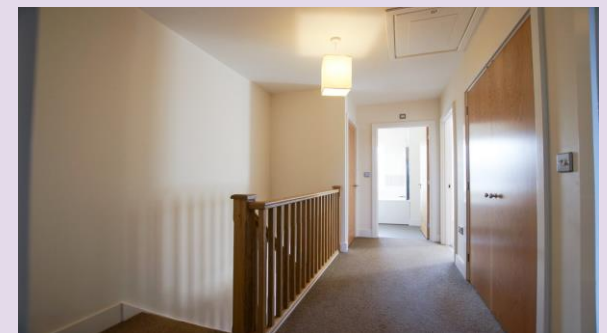
### Outside

To the rear there is an enclosed garden which is mainly laid to lawn and has a terrace (perfect for alfresco dining) and a shed offering further storage options. Directly in front of the property lie two allocated parking bays with further visitor parking located close by.

### Location

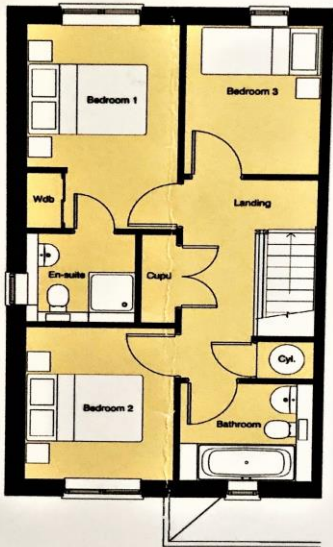
The property is located on well-kept cul-de-sac just to the south of Chichester's historic city centre. The city's centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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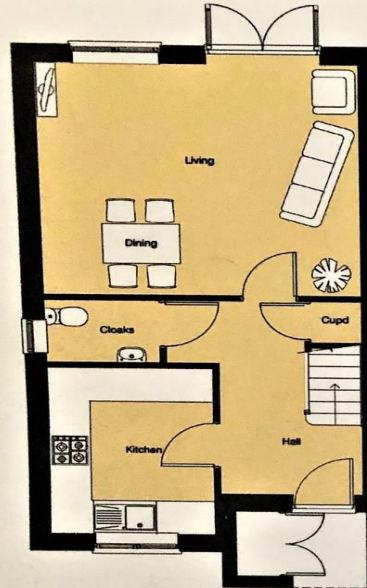




### first floor



### ground floor



### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

\* Window Plot Specific

first floor dimensions

ground floor dimensions

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

