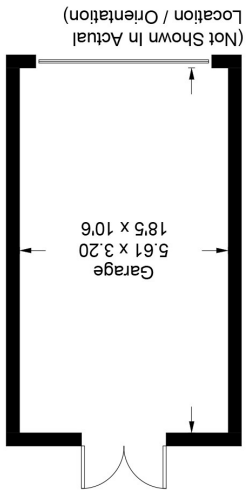


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID799529)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



**6 Friary Lane, PO19 1UE**  
 Approximate Gross Internal Area = 153.1 sq m / 1648 sq ft  
 (Including Eaves)  
 Garage = 17.9 sq m / 193 sq ft  
 Total = 171.0 sq m / 1841 sq ft  
 Produced for Stride & Son Estate Agent.

# STRIDE & SON

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Chichester



## **6 Friary Lane, Chichester, PO19 1UE.**

Located within the historic city walls of **Chichester city centre** and **approximately 250 yards from the main shopping precinct**, 6 Friary Lane is a detached family house providing a much sought after opportunity to acquire a centrally located family home. The property, which is in need of some internal updating, comprises a sitting room with doors onto the garden, cloakroom, ground floor bedroom with ensuite shower room and a good sized kitchen, with 2 first floor bedrooms, one with ensuite shower room, and a family bathroom. Bounded on all sides by brick and flint walling with a **south facing mature garden and paved terrace**, the house benefits from a **single garage with through doors leading to an area with additional parking**, a rare commodity in the city centre.

The cathedral city of Chichester offers a wide choice of recreational and social activities including a cinema complex, Westgate Sports Centre and the award winning Pallant House Gallery. Chichester Festival Theatre is located just ¼ -mile north of the city centre and other recreational activities in the area include the Goodwood Festival of Speed and September Revival Meeting at the historic motor circuit. Goodwood also hosts a full horse racing calendar and has its own private golf courses and country club. The area is perfect for sailors with sailing facilities at Chichester Harbour, Itchenor, Bosham and Birdham, while the Blue Flag beaches and National Trust Reserve at East Head can be found approximately 8 miles to the south.

Covered entrance with panelled front door to:

**HALL:** Radiator. Telephone point.

**CLOAKROOM:** Low level W.C. Corner wash hand basin.

**SITTING/DINING ROOM:** 30'4 x 12'11. Open fireplace with gas coal effect fire. T.V. aerial and telephone points. Two double radiators. Glazed double doors to garden. Door to kitchen and to:

**BEDROOM 3:** 17'11 x 10'4. Double radiator. Telephone point. Store cupboard. Door to:

**SHOWER ROOM ENSUITE:** Fully tiled shower cubicle with thermostat control and glazed screen. Low level W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan.

**KITCHEN:** 17'5 x 11'11. (U-shaped) Range of fitted base and wall cupboards. Inset one and a half bowl stainless steel sink unit. Electric double oven. Gas hob with stainless steel cooker hood over. Plumbing for washing machine and dishwasher. Space for fridge and freezer. Breakfast bar. Baxi gas boiler for domestic hot water and central heating. Half glazed door to garden.

Stairs to:

**1<sup>ST</sup> FLOOR LANDING:** Double airing cupboard.

**BEDROOM 1:** 14'11 x 12'. Two double wardrobes. Radiator. Door to:

**SHOWER ROOM**

**ENSUITE:** Fully tiled shower cubicle with glazed screen. Vanity unit with cupboard below, light and shaver point over. Low level W.C. heated chromium plated towel rail. Extractor fan.

**BEDROOM 2:** 12'7 x 12'. Double radiator. Airing cupboard with hot water tank. Door to large eaves store cupboard. Hatch to loft.

**BATHROOM 2:** White suite comprising panelled bath with tiled surround. Pedestal wash hand basin. Low level W.C. Heated chromium plated towel rail. Double radiator.

**EXTERIOR:** To the front of the property is a patio garden with raised flower beds. To the south is a good sized lawned garden with paved terrace, well stocked flower beds and shrubs. Brick and felt **single garage 18'5 x 10'6 with electric up and over door with double doors to the rear leading to a concrete hardstanding area for additional parking**. To the rear of the property is a timber built greenhouse on brick base. Timber garden shed. The garden is bounded by brick and flint walling on all sides.

## **PRICE GUIDE: £950,000 FREEHOLD**

**DIRECTIONS:** From our office in St. John's Street proceed west towards the Pay and Display car park. Turn right into Friary Lane and the garage for No 6 will be found immediately on the right-hand side of the road. (For viewings, parking in the Pay and Display car park adjacent to the house is advisable).

**Please Note: Neither the heating system nor the services have been checked by the Agents.**

