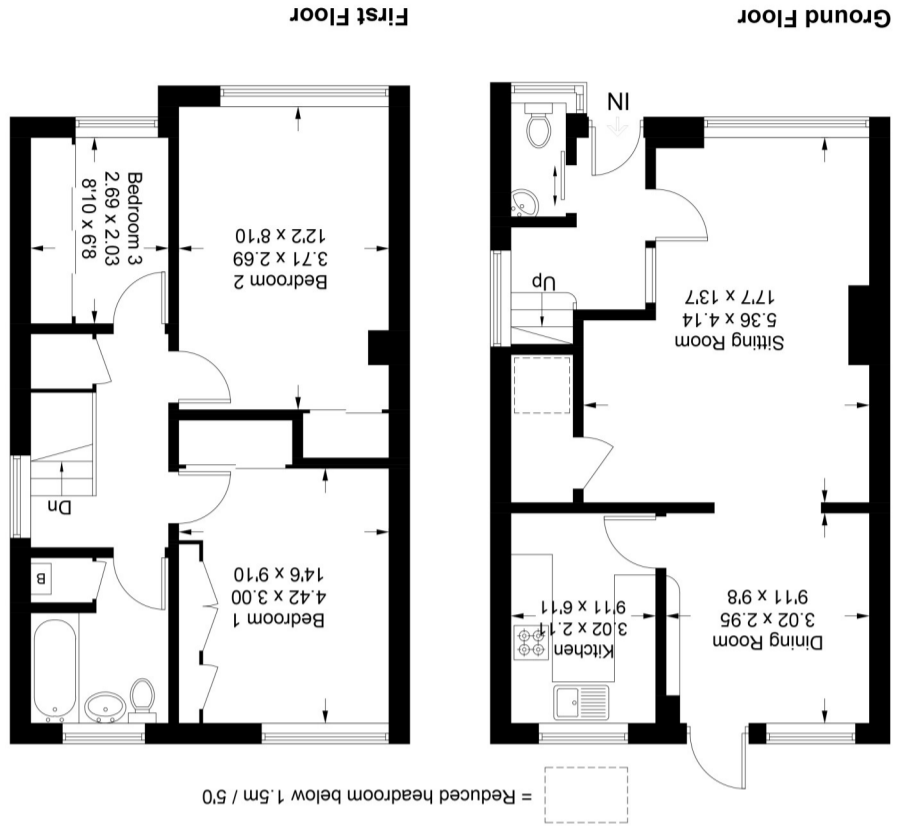


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   d	
39-54	E		
21-38	F		
1-20	G		



This 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. (ID795951)



Produced for Stride & Son Estate Agent.  
 = Reduced headroom below 1.5m / 5'0"

1 Lancasterian Grange, PO19, 1QL  
 Approximate Gross Internal Area = 90.4 sq m / 973 sq ft



# STRIDE & SON

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Chichester



## **1 Lancastrian Grange, Chichester, PO19 1QL.**

Situated in the heart of the city, a few yards from the cathedral and public library, an extremely well presented **end of terrace town house**. The property, which dates from the 1960s, has been the subject of updating in recent years having UPVC double glazing, gas fired central heating, modern kitchen and bathroom facilities. The property has a good-sized rear garden and **single garage**.

The property is within a few yards of West Street and the city's pedestrian precinct and is within easy reach of Chichester Festival Theatre as well as the mainline railway and bus stations.

The accommodation is arranged as follows:

Glazed front door to:

**HALL:** Double radiator. Door to:

**CLOAKROOM:** Low level WC. Wash hand basin.

**SITTING ROOM:** 17'7 x 13'7 max. Open fireplace with coal effect gas fire. Double radiator. TV Aerial point. Large under stairs broom and store cupboard housing gas and electric meters. Archway to:

**DINING ROOM:** 9'11 x 9'8. Double radiator. Double glazed door to rear garden. Store cupboard. Door to:

**KITCHEN:** 9'11 x 6'1. Range of fitted base and wall cupboards. Stainless steel sink. Electric oven. Gas hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Fitted shelving.

Stairs to:

**1<sup>st</sup> FLOOR LANDING:** Store cupboard.

**BEDROOM 1:** 14'6 x 9'10. Built-in double wardrobe. Double radiator.

**BEDROOM 2:** 12'2 x 8'10. Built-in double wardrobe. Shelved store cupboard with cupboards over. Double radiator.

**BEDROOM 3:** 8'10 x 6'8 max. Range of two double wardrobes. Radiator.

**BATHROOM:** White suite comprising panelled bath with tiled surround and Mira shower unit over. Pedestal wash hand basin. Low level WC. Double radiator. Airing cupboard with electric radiator. Vaillant gas boiler for domestic hot water and central heating.

**SERVICES:** All main.

**EXTERIOR:** To the front of the property is a small lawned garden. To the rear is a walled patio garden with flowerbeds and shrubs. To the rear of the property is a pedestrian gate giving access to a garage compound with a **single garage 16' x 8'6** with metal up and over door and fitted shelving.

## **PRICE GUIDE: £500,000 FREEHOLD**

### **DIRECTIONS:**

On foot from Chichester Market Cross, continue west along West Street and take the first turning right into Chapel Street. Take the next turning on the left into The Woolstaplers and at the T-Junction opposite the Library turn right into Tower Street and Lancastrian Grange will be found along on the right-hand side.

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

