



55 St. Pancras, Chichester, PO19 7LT

Guide Price
£375,000 Freehold

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STRIDE & SON

Established 1890

A recently refurbished end of terrace Victorian cottage with garden and off-street parking close to the city centre.



2



1



1



D



EPC

67



598
sq. ft.

DESCRIPTION:

55 St Pancras is a charming and beautifully presented 2 bedroom end of terrace cottage believed to date from the late 1800s. It is understood to have been refurbished only about a couple of years ago and currently offers very well appointed accommodation with a cosy, yet surprising bright atmosphere, arranged over two floors. On the ground floor, there is a double aspect sitting/dining room with decorative fireplace and understairs storage, and a stylish fitted kitchen with a number of integrated appliances and a window overlooking the pretty rear garden. Doors lead out from the ground floor directly onto St Pancras from the sitting area, and to an outside covered area and the rear garden from the kitchen. On the first floor, there are 2 bedrooms, the principal bedroom featuring a good range of built-in wardrobes/storage, and a modern family bathroom/wc with white suite. The property also benefits from gas central heating and double glazing, including further acoustic glazing to the sitting area and main bedroom, and a boarded loft space with carpeting, electric light, shelving and fitted ladder for access.

Outside, there is a delightful 'low-maintenance' rear garden being nicely enclosed with timber fencing, with paved terrace and storage shed, timber decking, flower/shrub beds, an outside power point and an outside tap. Personal gates lead from the garden onto Adelaide Road to the side, and to a concrete hardstanding to the rear which provides private off-street parking.

Services: All main. Gas central heating

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band D

Energy Rating: Band D





LOCATION:

The property is situated along a popular and predominantly residential road comprising many character buildings and is positioned on the corner of St Pancras and Adelaide Road only about 0.3 of a mile to the east of Chichester city centre and the bustling mainly pedestrianised shopping precinct. It is also conveniently located for nearby recreation areas, including Priory Park, bus services, and for access to the A27, which links with the A3(M) to the west providing a route north to the M25. Chichester train station, just outside the city centre and only about 0.8 of a mile from the property, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival. The South Downs National Park is within easy reach being only about 2.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south, the harbour being home to several popular sailing clubs. Also, to the south, about 8.5 miles, is the Blue Flag sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.



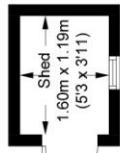
55, St. Pancras, PO19 7LT

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

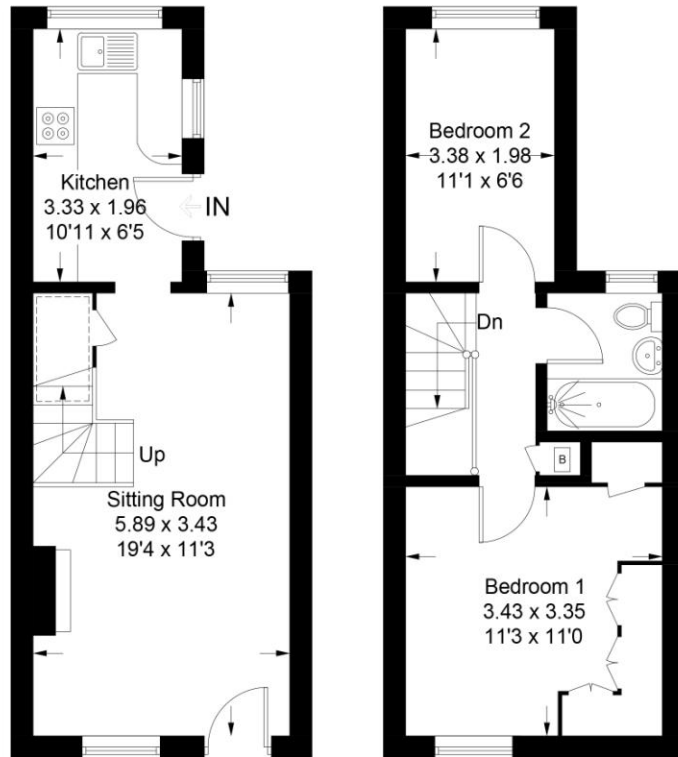
Shed = 1.9 sq m / 20 sq ft

Total = 57.5 sq m / 618 sq ft

Produced for Stride & Sons Estate Agent.



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

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 2023. (ID978048)

DIRECTIONS

From the city centre proceed east to the end of East Street. Follow the road at Eastgate on the one-way circulatory system and take the second exit into St Pancras, where No.55 will be found on the left-hand side after about 0.2 of a mile on the corner of St Pancras and Adelaide Road.

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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