





46 John Rennie Road, Chichester

A rare opportunity to purchase a three-storey town house overlooking Chichester canal

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- ▶ A spacious 1,317 sqft town house
- ▶ Convenient location for city centre and train station
- ▶ Study/bedroom four
- ▶ Private drive and car barn space
- ▶ Walled courtyard garden
- ▶ Canal view
- ▶ Three double bedrooms (two en-suite)
- ▶ First floor sitting room with balcony
- ▶ Vacant and no onward chain

A rare opportunity to purchase a three/four bedroom town house backing onto Chichester canal on the south side of the city. Completed in 2012, the property has been in the same ownership from new and provides flexible accommodation over three floors. The property has been redecorated throughout since the owner moved out and is now vacant.

On the ground floor there is a spacious entrance hall, cloakroom and a study/bedroom four. At the rear of the house overlooking the canal you have a comprehensively fitted kitchen/dining room with integrated appliances, granite worktops and patio doors leading out to a balcony. On the first floor, the sitting room shares the same view as the kitchen/dining room and has patio doors leading to a balcony. There is also a bedroom and bathroom on this level. The principal bedroom and main guest bedroom are both on the second floor and both have an en-suite shower room.

Outside there are steps down to a walled courtyard with timber decking. The property has an off-road parking at the front and a single space in separate car barns opposite.

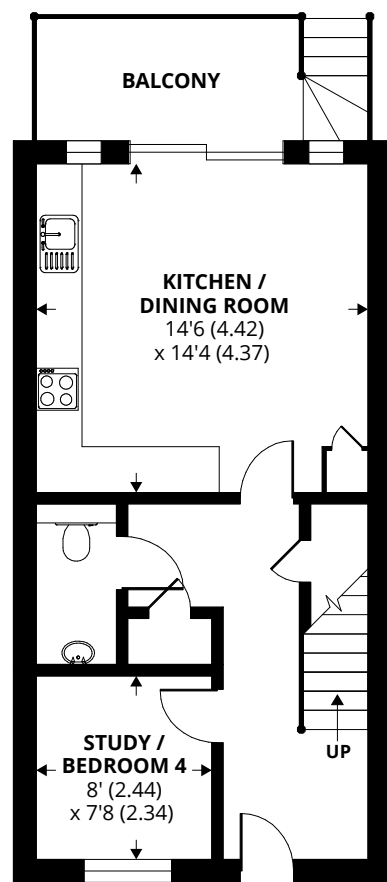
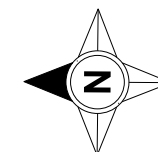
Estate Charge Approximately £508 per annum.

Chichester District Council - 23/34 Tax Band F £3,059.93

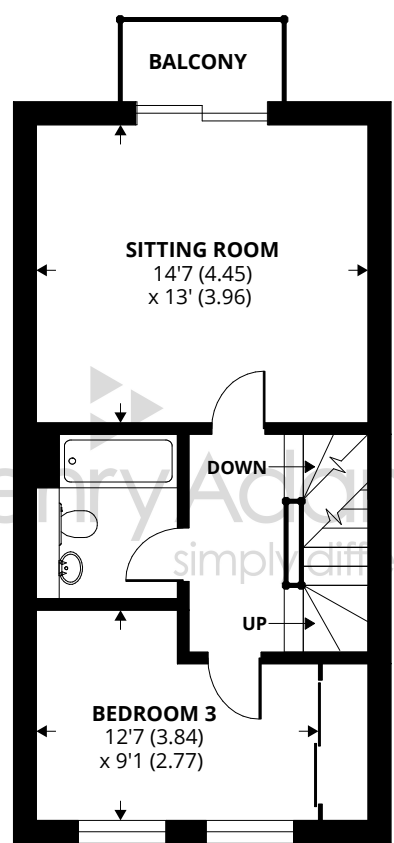




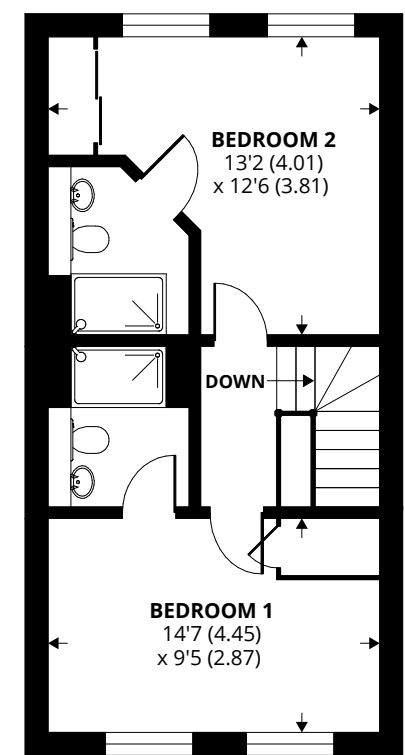




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1317 sq ft / 122.3 sq m
For identification only - Not to scale



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

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Location

John Rennie Road is ideally placed within a short walk of the city centre and train station. The canal has a footpath taking one down to Chichester Marina. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days. 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

Proceed south along Market Avenue, on entering the one way system keep in the middle lane. At the traffic lights bear left into Stockbridge Road (A286) and pass over the railway crossing. After the next set of traffic lights, turn left into John Rennie Road. Follow the road round to the right and the property is on the left.

<https://what3words.com/quiet.fool.junior>

