





5 Franklin Place, Chichester

A delightful two bedroom period cottage just a few steps from the city centre.

 2  2  2  N/A

- ▶ Charming Grade II listed period cottage
- ▶ South facing walled garden
- ▶ Utility room
- ▶ Central location
- ▶ Open plan sitting room/kitchen
- ▶ Bathroom and shower room
- ▶ Residents' permit on-street parking

A beautifully restored and improved Grade II period cottage with a south facing garden backing onto the ancient city wall. This delightful home is an ideal main residence or weekend abode, being situated just across the road from the famous Chichester Festival Theatre and just around the corner from the city centre precinct and glorious Priory Park.

The accommodation includes a charming open plan sitting room/kitchen with a central staircase to the first floor. The kitchen was tastefully refitted in 2017 and comprises, a comprehensive range of classic floor and wall units, and an integrated oven, ceramic hob and fridge/freezer. There is also plumbing for a slimline dishwasher. The sitting room has an attractive built-in bookcase/dresser and a door leading to the dining room which has double glazed sliding patio doors to the rear garden. Beyond the dining room there is a utility room and a ground floor shower room. Upstairs, there are two bedrooms and a bathroom.

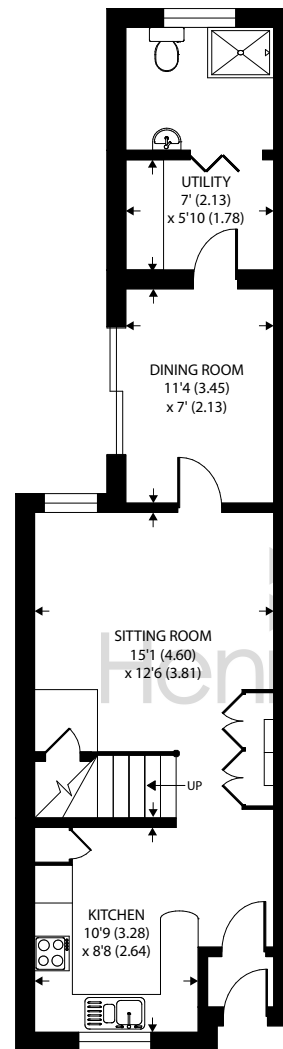
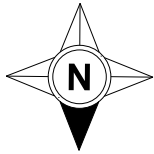
Outside, the property is complemented by a pretty flint walled and fenced rear garden with a small lawn flanked by borders and a raised patio at the far end.

Council Tax Band: E

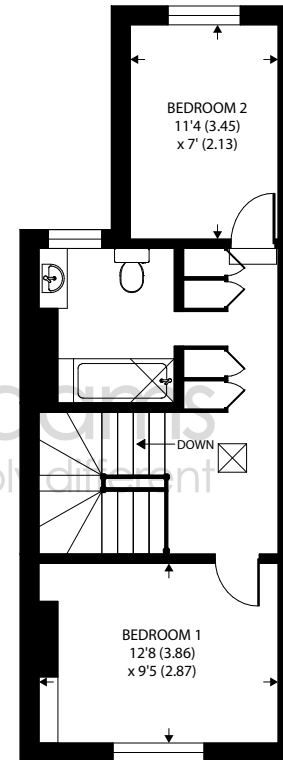








GROUND FLOOR



FIRST FLOOR

Approximate Area = 936 sq ft / 87sq 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.

Location

A beautifully restored and improved Grade II period cottage with a south facing garden backing onto the ancient city wall. Charming open plan sitting room/ kitchen, dining room, first floor bathroom, ground floor shower room. Residents' permit on-street parking.

Directions

From the Eastgate circulatory system, keep on the left hand side turning left into New Park Road. At the roundabout, take the first exit off into Oaklands Way, then left into Franklin Place and the property will be found on the left hand side.

