



67 Whyke Lane, Chichester - PO19 7PD

Guide Price £395,000 - CHAIN FREE



STRIDE & SON

# 67 Whyke Lane

Chichester, PO19 7PD

Charming bay fronted 3 bedroom period mid-terraced cottage offering well presented accommodation situated in a popular residential area only about 0.3 of a mile to the south-east of Chichester centre.

- Three bedrooms arranged over three floors
- Approx. 946 sq ft of bright, well-presented accommodation
- Two reception rooms with wood flooring and feature fireplace
- Fitted kitchen, utility area and ground floor WC
- Enclosed rear garden with terrace, lawn and rear access
- Gas central heating and UPVC double glazing
- Situated in a popular residential location
- Well suited to first-time buyers, downsizers or investors
- No onward chain







## ACCOMMODATION

On the ground floor, features to note include a small entrance hall leading to a sitting room with fireplace, attractive wood flooring and bay window to the front, a separate dining room with matching wood flooring and glazed double doors leading to the rear garden, a fitted kitchen, and a small rear lobby with further door to the rear garden and doors to a useful utility space and wc.

The first floor comprises the principal bedroom with built-in wardrobe, bedroom 3 and a modern family bathroom/wc with separate shower. Bedroom 2 is positioned on the top floor with built-in storage and access to the eaves. The property also benefits from gas central heating and UPVC double glazing.

Outside, there is a small paved front courtyard enclosed by brick walling with a metal gate leading to the front door. The back garden is nicely enclosed by timber fencing and comprises a paved terrace leading to a lawned area with flower/shrub border and a crazy paved path leading to a hardstanding with small shed and a personal gate allowing access from the rear.

## LOCATION

The property is situated in a popular residential area only about 0.3 of a mile to the south-east of Chichester city centre and the bustling mainly pedestrianised shopping precinct. It is also conveniently located for access to the A27, which links with the A3(M) to the west providing a route north to the M25. Chichester train station, only about 0.7 of a mile to the west of 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.

Services: All Mains

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





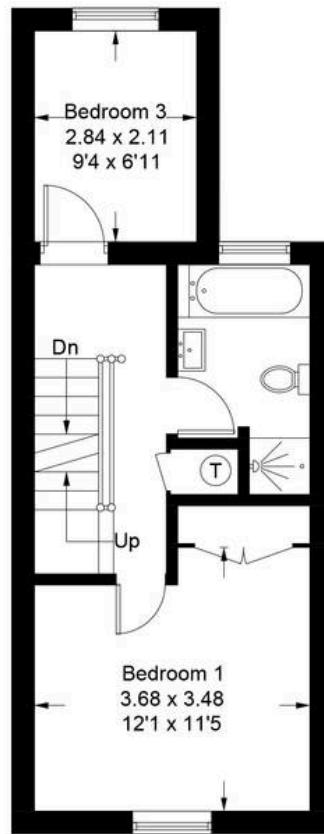
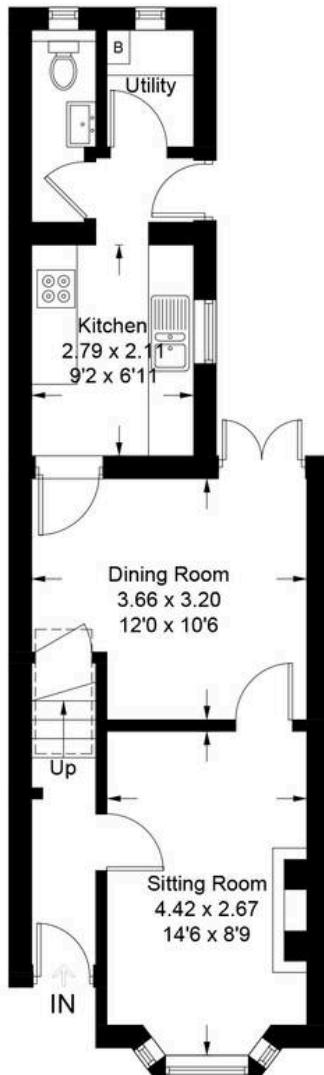
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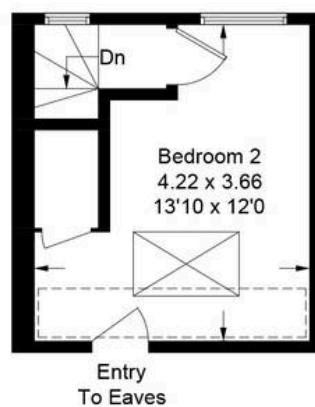
Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



Produced for Stride & Son Estate Agent.



[Dashed box] = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Second Floor

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. (ID995544)



## Stride & Son

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