



Litten Terrace, Chichester, West Sussex

todanste.com 01243 523723



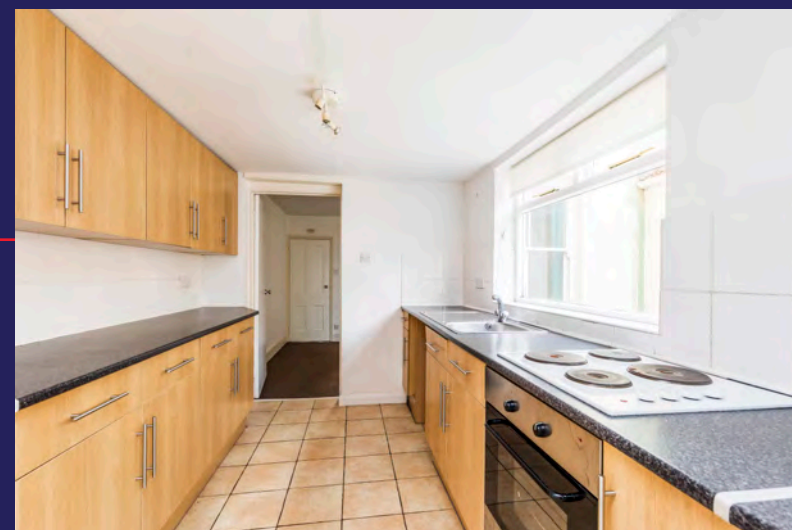
**Tod
Anstee**

Property Consultants

Litten Terrace, Chichester, West Sussex

A spacious and period mid-terraced house (approx.1,225 sq ft) situated in one of the most desirable residential areas of Chichester overlooking New Park and Litten Gardens.

2 bedrooms (1 dressing area) | loft room | double reception room | kitchen | utility room | bathroom | large garden

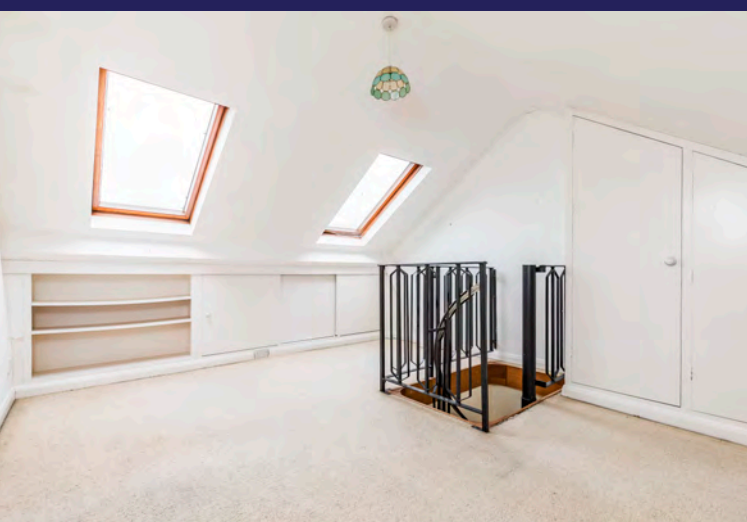


Distances & Transport:

Central Chichester: 0.25 miles | Chichester Station: 0.9 miles |
Goodwood: 2.5 miles | Central London: 67 miles

All distances are approximate





Description:

Arranged over three floors, there is light and spacious accommodation throughout. On the ground floor there is double reception room with a south-facing sitting room, with a feature fireplace, and a dining room beyond. Within the rear addition there is kitchen/ breakfast room, a utility room and a ground floor bathroom. Upstairs on the first floor, the main bedroom is situated to the rear with a step down to a large dressing area. A further double bedroom, overlooking New Park, is situated towards the front of house. From this room access is provided to a spiral staircase which leads to a loft room, which could potentially be used as a third bedroom. Outside there is a good sized garden, which from the back of the side return extends to approx.105'.

Of note, vehicle access is provided to the rear of the property and subject to the usual planning consents there is a possibility to create off street parking for the property.



Situation:

The property is located on a sought after road overlooking New Park just to the north east of Chichester's city centre, and is within an easy walk of all the city has to offer. Historic Chichester is home to some of the country's finest sights, landscapes and leisure pursuits. The internationally known Festival Theatre, Priory Park with its' historic cricket ground and Pallant House Gallery are just a few examples of the nearby facilities.

There are good yachting facilities at Chichester Marina, Birdham Pool and at Itchenor, home to the Chichester Harbour Conservancy and the Itchenor Sailing Club. The Salterns Way footpath and cycle route is a 12 mile path running from Chichester via Fishbourne to Birdham, Itchenor and on to the lovely sandy Blue Flag beach at West Wittering. At Chichester it connects with the Centurion Way to provide access to the South Downs National Park.



viewing strictly by
appointment

General Information

LEASEHOLD
EPC Rating: E

Postcode:
PO19 7SA
Services:
Mains drainage / water / gas

Chichester District Council:
01243 785166
West Sussex County
Council: 01243 777100



Litten Terrace, Chichester

Approximate Gross Internal Area = 102.4 sq m / 1102 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 11.4 sq m / 123 sq ft
Total = 113.8 sq m / 1225 sq ft



= Reduced headroom below 1.5m / 5'0"
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



todanstee.com

01243 523723

sales@todanstee.com

Tod Anstee Property Consultants Ltd for itself and as agent for the vendor or lessor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or Contract. 2. Reasonable endeavours have been made to ensure that information in these particulars is materially correct but any intending purchaser or lessee should satisfy himself by inspection, searches, enquiries and survey. 3. All statements in these particulars are made without responsibility on the part of Tod Anstee Property Consultants Ltd or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Tod Anstee Property Consultants Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair, condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when taken and you should rely upon actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.

The Old Coach House, 14 West Pallant, Chichester, West Sussex, PO19 1TB