



ORCHARD STREET

CHICHESTER, PO19 1DH

£339,950
FREEHOLD

An attractive period cottage full of character with an enclosed rear garden located in the heart of Chichester's historic city centre.



hancock
Lettings & Estate Agents

ORCHARD STREET

Grade II listed | Extended to rear
| 3 Bedrooms | 2 Reception
rooms | Original floorboards |
City centre location | No onward
chain



This charming Grade II Listed cottage offers a wealth of character and is located in a pretty period terrace of similar properties. The

property has been extended to the rear, has two ground floor reception rooms and rather uniquely for a property within this terrace has three good bedrooms. Outside there is an attractive and good sized courtyard garden which to the rear features a stunning Sussex flint wall. The property is located in the city centre and is within a short distance of the many shops, bars and restaurants that Chichester has to offer.

Accommodation

The light and airy accommodation is arranged over three floors. As you enter on the ground floor there is a charming sitting room, complete with original open fire. Moving further into the property there is a second reception room, complete with original floorboards and used as a dining room and beyond this a galley style fitted kitchen. Located to the rear, a family bathroom completes the ground floor. On the first floor, off a central landing there is a large master bedroom and a further double bedroom. On the second floor lies a cleverly arranged (to maximise space) third bedroom, complete with dormer.

Outside

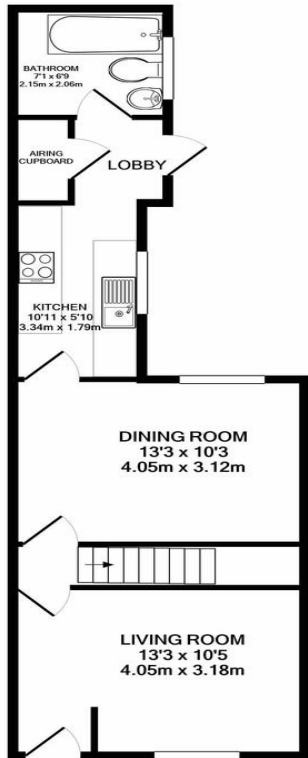
Outside to the rear there is a good sized and pretty courtyard garden which is mainly paved and complete with a Sussex flint wall and side access via a 6ft wooden gate. To the front there is a shingled area enclosed by a low level wall with a paved path leading to the front door.

Location

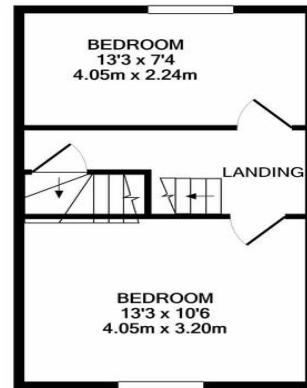
The property is located in Chichester's dynamic and vibrant centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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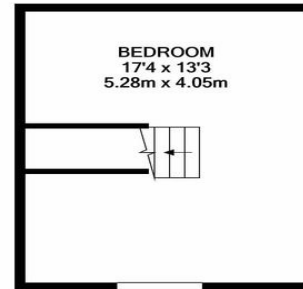




GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 230 SQ.FT.
(21.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (92.9 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GRADE II LISTED

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

