



BOGNOR ROAD

CHICHESTER, PO19 7TF

£450,000
FREEHOLD

A delightful Victorian cottage with a garage and driveway parking to the front and to the rear a good sized garden with secure vehicular access, located just east of the city centre.



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Period end terrace | Gas fired central heating | 2 Reception rooms | 2 Double bedrooms | Well proportioned garden offering potential | Second vehicular access point to rear



This well-proportioned Victorian end terrace offers a wealth of character and sits on a good sized south facing plot. Rather unusually

for the road the property has off road parking at the front in the form of a driveway and also to the rear in the form of a large gravelled area accessed via secure double gates from Blackberry Lane. There is also a garage which further adds to the outside space and storage. Another outstanding and key feature is the rear garden which has mature shrubs planted throughout, a large terrace, a raised wooden decking area and ample space for two wood panelled sheds. The property is situated on a popular road, close to local amenities which include a convenience store while also being only a short distance from Chichester's vibrant and historic city centre.

Accommodation

The charming and characterful accommodation faces south. On the ground floor there is a large sitting/dining room which flows nicely into a second reception room, currently used as a dining room. Beyond lies a fitted kitchen which is complete with a larder and overlooks the garden. On the first floor there are two double bedrooms (master with built in storage) and a large family bathroom which offers both a bath and separate shower cubicle. Accessed via a loft ladder there is a useful loft

room with Velux and ample under eave storage.

Outside

To the rear lies a good sized, mature garden which is enclosed and mainly laid to lawn. There are two seating areas in the form of a large paved terrace and a south facing, raised wooden decking area and to the rear of the garden there are large double gates which allow vehicle access to a secure gravelled area. This gravelled area can provide parking for a number of vehicles and offers enormous potential. To the front there is a very useful driveway offering further parking and a garage and there is also side access.

Location

The property is located on a popular residential road a short distance to the east of Chichester's city 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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APPROXIMATE GROSS INTERNAL AREA = 905 SQ FT / 84.1 SQ M
 LOFT = 164 SQ FT / 15.2 SQ M
 GARAGE = 167 SQ FT / 15.5 SQ M
 SHEDS = 115 SQ FT / 10.7 SQ M
 TOTAL = 1351 SQ FT / 125.5 SQ M



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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. (ID803558)

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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

