

**Auction**

3 bed character property to buy in PO19

St. Pancras, Chichester, West Sussex,
PO19 7LH

£230,000

 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Property features

- ✓ Delightful Period Cottage
- ✓ Three Reception Rooms
- ✓ Utility Room
- ✓ Two loft Rooms
- ✓ EPC Rating D

Driveway parking

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A three bedroom Grade II listed cottage situated in the heart of Chichester city centre just a few steps away from the pedestrianised shopping precinct.

Requiring some modernisation, the property oozes charm and character. There are three reception rooms and a smart shaker style kitchen with an integral electric oven, ceramic hob, cooker hood and dishwasher. Stairs from the front reception room lead down to a cellar. On the first floor, there are three bedrooms and a bathroom. The principal bedroom has an en-suite bathroom. A door on the first-floor landing opens to a spiral staircase leading up to two loft rooms with low ceilings and Velux windows.

The garden is a real suntrap being south facing and has a detached brick-built utility room which has recently been refitted with shaker style cupboards, a sink unit and space and plumbing for a washing machine. A gate at the bottom of the garden open to private hardstanding, providing off road parking. No onward chain.

The vendors have had a survey completed that can be made available to interested parties.

Chichester District Council - 26/27 Tax Band D £2,492.15 EPC-D

From the end of East Street, proceed into the one way system and the property can be found on the right after the turning left to New Park Road. What3words - apple.filled.jazz

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £230,000

Property Type: Character Property

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

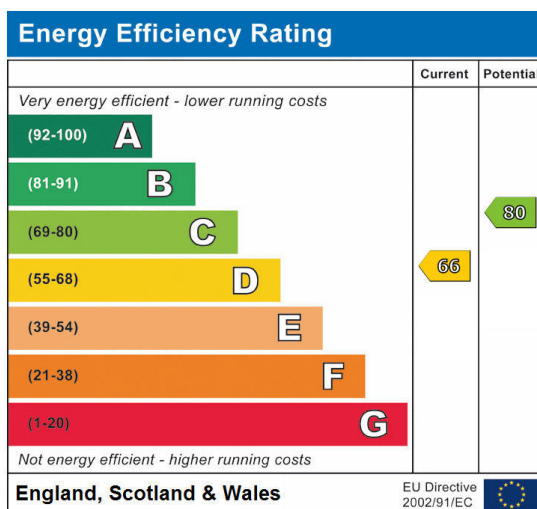
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Approximate Area = 1453 sq ft / 134.9 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Outbuilding = 37 sq ft / 3.4 sq m
 Total = 1602 sq ft / 148.7 sq m

For identification only - Not to scale



St. Pancras, Chichester, West Sussex, PO19 7LH

Contact your local branch today for more information on this property:

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