



8 Russell Street, Chichester, PO19 7EL

Guide Price £320,000



8 Russell Street, Chichester

A delightful brick and flint period cottage just over half a mile from the city centre.

- Character period cottage
- Popular discreet yet convenient location
- Attractive west aspect rear garden
- Two reception rooms
- Two double bedrooms
- Modern kitchen and bathroom
- On street parking

A charming brick and flint period cottage beneath a slate roof, this beautifully presented end of terrace property is tucked away in a quiet cul-de-sac within a conservation area yet lies just over ½ mile (0.6 miles) from the city centre shopping precinct.

The property has been sensitively updated in recent years by the current owner, including sash-style double-glazed windows, while retaining its original character.

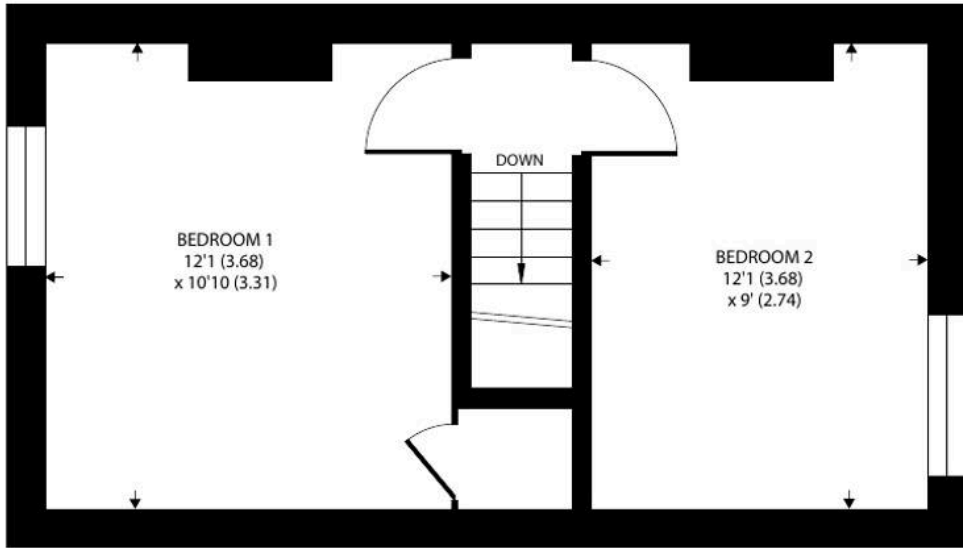
The accommodation comprises a welcoming sitting room with open fireplace, a separate dining room with staircase to the first floor, and a modern galley kitchen fitted with high-gloss fronted units. To the rear is a lobby and a ground-floor bathroom. Upstairs are two well-proportioned double bedrooms.

Outside, the walled front garden is block paved, with side pedestrian access leading to the rear. The long rear garden features a paved patio opening onto a central lawn, flanked on both sides by mature, well-stocked borders, creating a delightful and private outdoor space.

On-street parking is available.







BEDROOM 1
12'1 (3.68)
x 10'10 (3.31)

BEDROOM 2
12'1 (3.68)
x 9' (2.74)

DOWN



FIRST FLOOR



SITTING ROOM
12' (3.65)
x 10'11 (3.32)

DINING ROOM
12' (3.67)
x 11'10 (3.60)

KITCHEN
11'8 (3.56)
x 6'4 (1.92)

UP

GROUND FLOOR

Approximate Area = 690 sq ft / 64.1 sq m

For identification only - Not to scale



NB: The neighbouring cottage has a pedestrian right of way along the side pathway to gain access to the rear of their property

Location - Russell Street lies close to local amenities which includes a convenience store and is within an easy walk of Chichester's city centre which offers many, shops, bars, cafes and the renowned Festival Theatre and Pallant House Gallery along with the city's mainline rail station. The latter offers services to London Victoria. Just to the north of the city lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour, popular with sailors and at the mouth of the harbour the beaches of West Wittering and East Head.

Directions - Proceed east out of Chichester along The Hornet turning left at The Four Chesnut public house into Oving Road. Take the second left onto Russell Street.

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-D

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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