



4 Draymans Mews, St. Pancras, Chichester, PO19 7HJ

Guide Price £315,000 - Freehold

4 Draymans Mews, Chichester

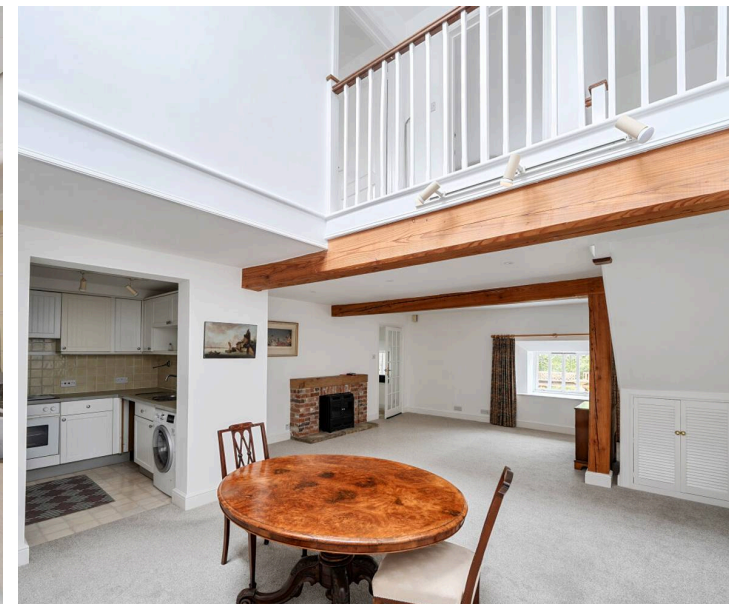
- Convenient for city centre
- Freehold
- Exclusive to buyers over 60 years
- Communal gardens
- Charming listed cottage
- Two double bedrooms
- En-suite shower room/WC
- Communal parking
- Viewing recommended
- Vacant possession

This charming Grade II Listed freehold cottage is situated within an attractive development exclusively for purchasers aged 60 and over and enjoys a convenient location within easy reach of the city centre and its excellent range of amenities.

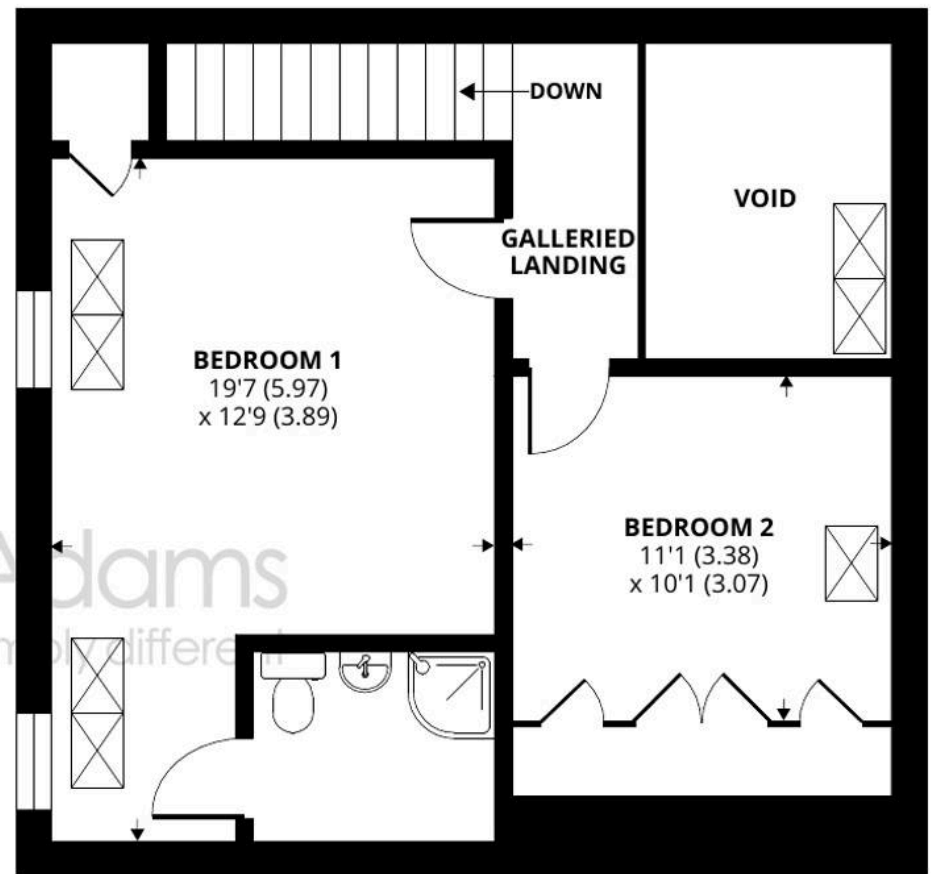
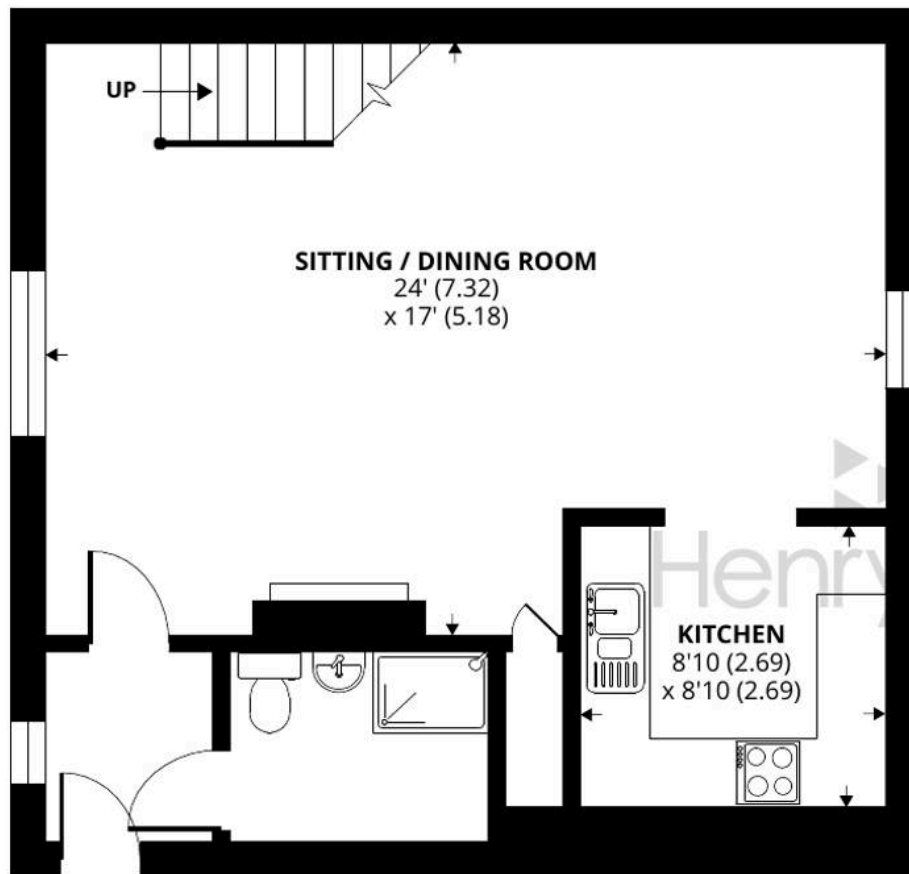
Offered for sale with vacant possession, the property provides well-presented and generously proportioned accommodation arranged over two floors. The ground floor comprises a spacious sitting/dining room, ideal for both everyday living and entertaining, together with a kitchen and a convenient shower room/WC. To the first floor are two comfortable double bedrooms, the principal of which benefits from an en-suite shower room/WC.

Externally, residents can enjoy the beautifully maintained communal gardens and the convenience of communal parking. Combining period character with practical living, this delightful cottage presents an excellent opportunity for those seeking a welcoming home in a well-regarded and accessible setting.

Service charge: Approximately £700 per half year







Approximate Area = 1026 sq ft / 95.3 sq m (Excludes Void)

For identification only - Not to scale



Location - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb facilities around Chichester Harbour and the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Head out of Chichester in an easterly direction along St Pancras (A285) and after approximately 100 meters the pedestrian access to Draysmans Mews is on the right. What3words - zips.jokes.trio. Vehicle access - Proceed along St Pancras and take the second turning on the right into Tozer Way and first left where you will find the parking area for Draymans Mews and access over a private foot bridge to Draymas Mews. What3words - having.rips.edits.

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

EPC-D Grade II Listed

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

