



5 Caledonian Road, Chichester, PO19 7PH

Guide Price £350,000



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- Charming period mid-terrace cottage close to the city centre
- Full of character with quirky irregular shaped rooms and original features
- Dual aspect sitting/dining room with sash windows and open fireplace
- Traditional dresser style fitted units in the main reception room
- Ornamental fireplaces in all bedrooms and bathroom
- Fitted kitchen
- Three bedrooms arranged over two upper floors
- Enclosed low maintenance walled/fenced rear garden
- Offered for sale with no onward chain

Charming character-filled mid-terraced period cottage ideally situated close to the city centre. Featuring several characterful features, this delightful home offers quirky, irregular-shaped rooms, an open fireplace and dresser-style units within the dual-aspect sitting/dining room, complemented by elegant sash windows.

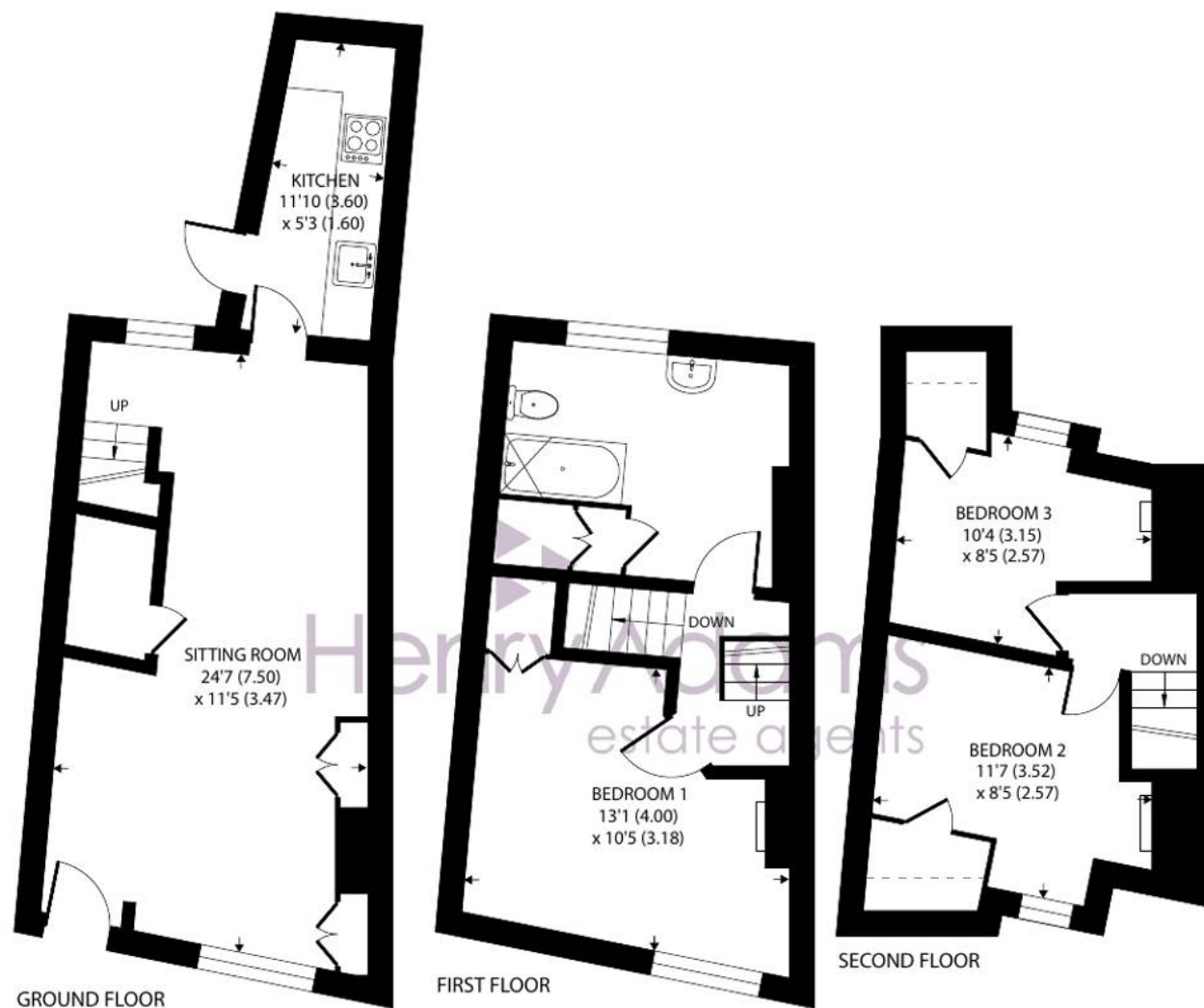
The property retains further character features throughout, including ornamental fireplaces in each bedroom and in the bathroom. The kitchen is fitted with a range of white-fronted wall and base units, incorporating an electric oven and gas hob. There is a stable door to a small enclosed walled/fenced rear courtyard garden.

To the first floor is a generous double bedroom and a large bathroom. Stairs rise to the second-floor landing, mind your head as there is limited headroom, where you will find two further bedrooms.





Denotes restricted
head height



Approximate Area = 857 sq ft / 79.6 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Total = 867 sq ft / 80.5 sq m

For identification only - Not to scale



Location - Situated within the Conservation Area to the south of the Cattle Market in Caledonian Road, a level walk from East Street shopping precinct, in the heart of the city. 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 sailing facilities around Chichester Harbour and water sports from 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.

Offered for sale with no onward chain.

Chichester District Council - 26/27 Tax Band C £2,215.25 EPC-D

Directions - From the Eastgate circulatory system, proceed south along Market Avenue. After passing the market car park, turn left into Caledonian Road where the property is a short distance along on the left. What3words - sling.frock.nearly

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

