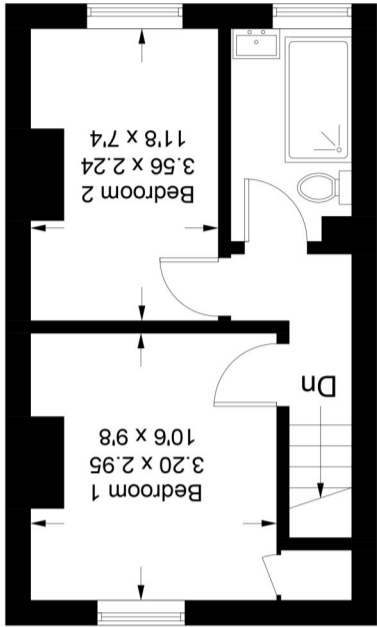
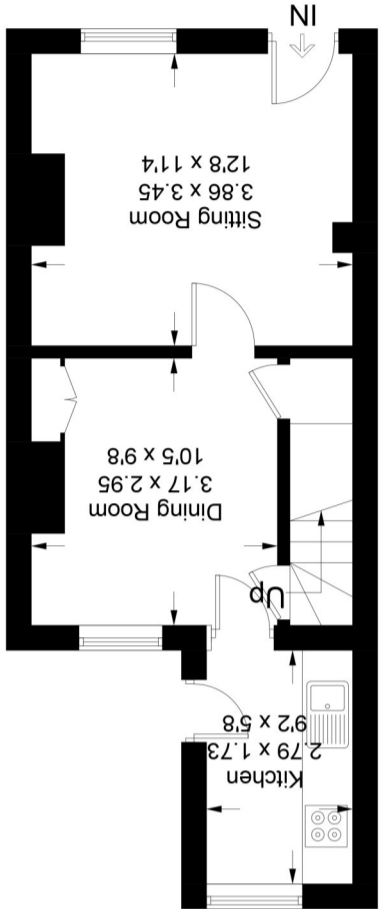


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2017. (ID366348)

First Floor



Ground Floor



Produced for Stride & Son Estate Agent.



Approximate Gross Internal Area = 58.4 sq m / 629 sq ft
Westgate, Chichester, PO19



STRIDE & SON

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Westgate

57 Westgate, Chichester, West Sussex, PO19 3EZ.

Situated on the western side of the city approximately 1/3 of a mile from the main shopping precinct, an attractive terraced period cottage. The property which is in need of updating offers **2 bedrooms** with sealed unit double glazing and **south facing walled rear garden**.

The property has scope for conversion of the loft space subject to the usual planning consent and the accommodation is arranged as follows:

Panelled front door to:

SITTING ROOM: 12’8 x 11’4. Gas meter cupboard. Fitted gas fire. Glazed door to:

DINING ROOM: 10’5 x 9’8 max. Fitted gas fire with recessed store cupboard to one side with fitted shelves. Under stairs airing and broom cupboard with lagged copper cylinder (immersion). Glazed door to:

KITCHEN: 9’2 x 5’8. Range of fitted base units. Enamel sink unit with cupboards below. Gas cooker point. Space for fridge/freezer. Half glazed UPVC door to rear garden.

From the dining-room a door and stairs lead to:

1st FLOOR LANDING: Hatch to good sized loft.

BEDROOM 1: 10’6 x 9’8 max. Wardrobe cupboard.

BEDROOM 2: 11’8 x 7’4 max.

SHOWER ROOM: Fully tiled shower cubicle with glazed screen and thermostat control. Wash hand basin. WC. Chromium plated towel rail.

SERVICES: All main.

EXTERIOR: To the rear of the property is a an attractive south facing garden with paved terrace, well stocked flowerbeds and brick and tiled outbuilding. Old timber built garden store. Outside water tap. The whole is bounded on two sides by a brick and flint wall.

PRICE GUIDE: £305,000 FREEHOLD

DIRECTIONS: From the City Cross proceed along West Street passing the Cathedral. At the roundabout take the 2nd exit into Westgate and the property will be found after approximately 200-yards on the left-hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents

