

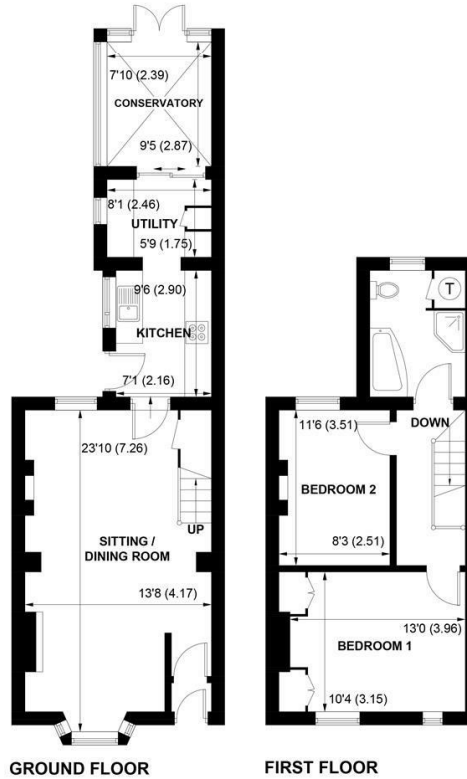
SW

Sims Williams



26, SPITALFIELD LANE, CHICHESTER, WEST SUSSEX, PO19 6SQ





APPROXIMATE GROSS INTERNAL AREA = 902 SQ FT / 83.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

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£320,000 Freehold

26, SPITALFIELD LANE,
CHICHESTER,
WEST SUSSEX, PO19 6SQ

- Semi Detached House
- Close To City Centre
- Sitting And Dining Room
- Fitted Kitchen & Utility
- Conservatory
- 2 Double Bedrooms
- Bath/Shower Room
- Southerly Facing Garden
- Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This well presented semi detached house has been considerably improved by the present owners and makes a lovely family home.

The hallway leads into a sitting room with stripped and varnished floorboards a bay window and attractive fireplace. The room opens onto the dining room which also has stripped and varnished floorboards and has stairs leading to the first floor with storage cupboard below.

The kitchen is beautifully fitted with a range of fitted units, 4 burner gas hob with extractor chimney over and electric oven below. There is a further utility area with good storage and space for larger style fridge/freezer and space and plumbing for a washing machine. There are sliding doors into a conservatory with doors out into the rear garden.

On the first floor there are 2 good sized bedrooms and a bathroom with bath, separate shower cubicle, wash hand basin and low level WC.

Outside the property has a lovely

southerly facing rear garden enclosed within a fenced boundary. At the front of the house there is off road parking.

Disclaimer

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the Northgate roundabout proceed into Oaklands Way and at the next roundabout take the first exit into Spitalfield Lane. After the turning into Adelaide Road the house can be found on the right hand side.



