

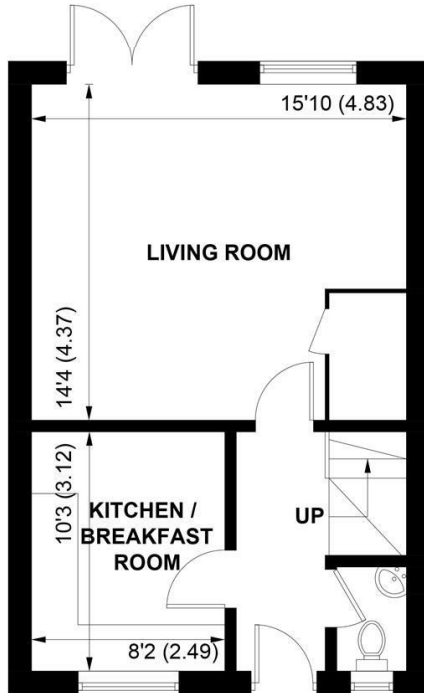


Sims Williams

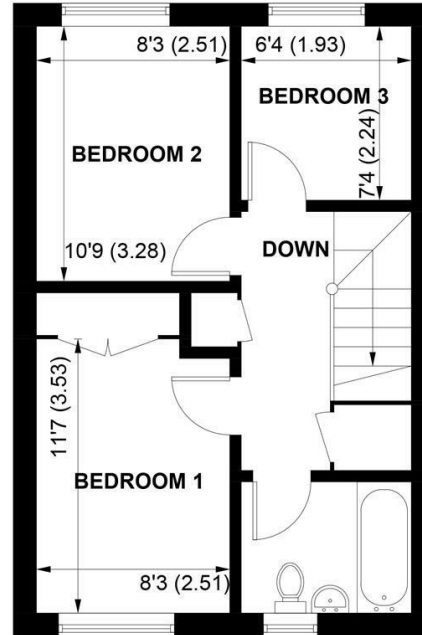


103, BAXENDALE ROAD, CHICHESTER, WEST SUSSEX, PO19 6US





**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 798 SQ FT / 74.1 SQ M

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

# £365,000 Freehold

103, BAXENDALE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 6US

- End Of Terrace House
- Hallway & Cloakroom
- Fitted Kitchen
- Sitting/Dining Room
- 3 Bedrooms
- Bathroom
- Gardens
- Single Garage & Parking Space
- No Forward Chain

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = D

Situated towards the end of a cul de sac, close to St Richards hospital, this 3 bedroom end of terrace house is offered with no forward chain.

The entrance hall has a cloakroom with wash basin and WC. There are stairs to the first floor and doors to both the kitchen and sitting/dining room.

The kitchen has a range of fitted units with counter tops over, 4 burner gas hob with electric fan assisted oven below and extractor chimney over. Range of wall cupboards. Space and plumbing for washing machine.

The sitting/dining room is of a good size with a large storage cupboard under the stairs and double doors out into the rear garden.

On the first floor landing there is a cupboard housing the gas fired boiler for central heating and hot water.. There are 3 bedrooms and a bathroom.

The rear garden is enclosed within a fenced boundary and has a gate out to the single detached garage and parking space.

## Disclaimer

As the seller's 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 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 St Richard's Hospital where A & E is situated, proceed into Swanfield Drive and then first left at the mini roundabout into Bradshaw Road. At the junction with Barnfield Road turn left and then left again at the next junction. This takes you into Baxendale Road. Follow the road to the end and the house is on the left hand side.



