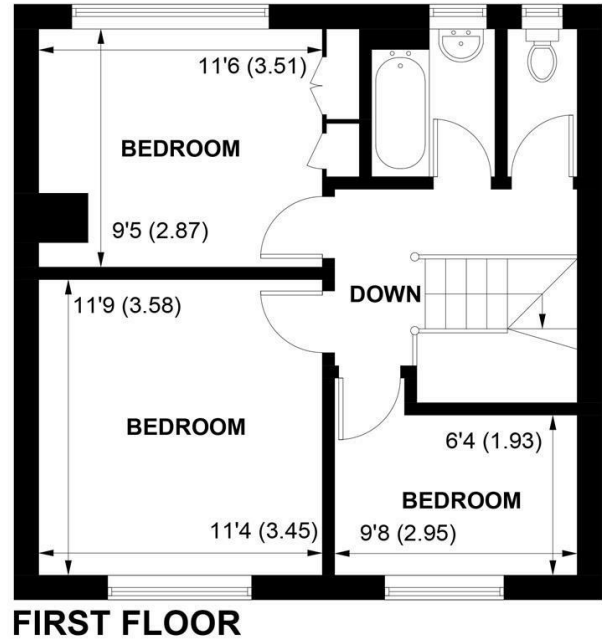
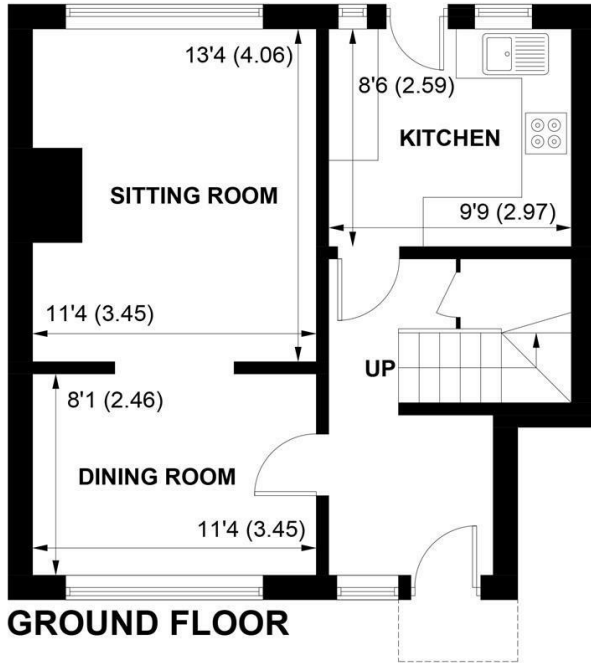


SW

Sims Willmots



26 DUNCAN ROAD, CHICHESTER, WEST SUSSEX, PO19 3NG



APPROXIMATE GROSS INTERNAL AREA = 919 SQ FT / 85.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

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# £365,000 Freehold

26, DUNCAN ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 3NG

- No Onward Chain
- Mid-Terrace House
- Recently Refurbished Throughout
- Sitting Room & Separate Dining Room
- Stylish Fitted Kitchen
- 3 Bedrooms
- Modern Bathroom & WC
- Rear Garden
- Off-Road Parking

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = C

A well-appointed mid-terrace house in the popular Parklands location, just north of the city centre and within easy walking distance to an array of shops, restaurants, transport links and attractions including the Chichester Festival Theatre.

The property has recently undergone a schedule of refurbishment works and accommodation comprises welcoming entrance hall with stairs to first floor and door to through lounge/dining room.

The kitchen is fitted with a range of stylish Shaker style units with attractive work surfaces, splashbacks and appliances including electric oven, induction hob, integrated fridge and washing machine.

To the first floor there are 3 bedrooms, 2 doubles and a single and bathroom consisting of bath with shower over and wash basin with vanity cupboard below. There is a separate WC.

Outside, the front provides handy off-road parking for 2 cars and the rear garden has areas of patio and lawn with brick-built storage shed and access to the rear.

## 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 the Northgate circulatory system, proceed north up St Paul's Road and near the top turn left into Sherborne Road and then first left into Duncan Road. The property will be found on the left hand side.

