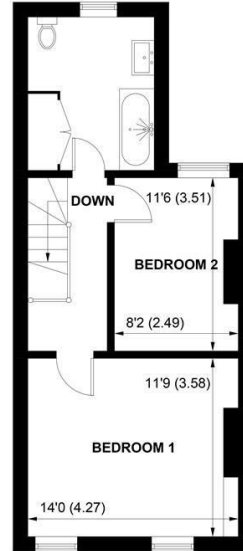
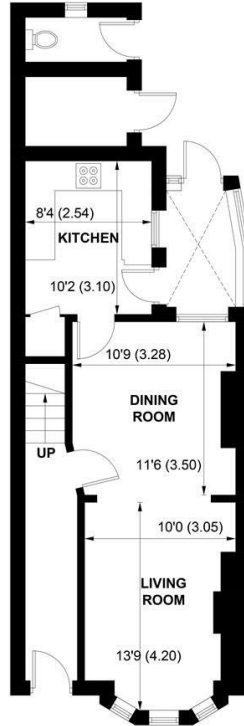


SW

Sims Williams



12 LYNDHURST ROAD, CHICHESTER, WEST SUSSEX, PO19 7PF



### GROUND FLOOR

### FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 894 SQ FT / 83.1 SQ M

OUTBUILDINGS = 60 SQ FT / 5.6 SQ M

TOTAL = 954 SQ FT / 88.7 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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# £360,000 Freehold

12, LYNDHURST ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 7PF

- Victorian End Terrace House
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Lovely Private Garden
- Gas Central Heating
- No Onward Chain

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = C

Located within a short walk of East Street a 2 bedroom end of terrace Victorian cottage which could do with a bit of updating.

The entrance hall has stairs to the first floor and a door into the double aspect sitting/dining room. The sitting room has an open fireplace in tiled surround.

The kitchen leads from the dining area and has a good range of counter tops with cupboards and drawers under. There is space and plumbing for a washing machine and a free standing cooker. Wall mounted gas fired boiler for central heating and domestic hot water. Door to rear garden.

On the first floor there are two double bedrooms and a large bathroom.

Outside the rear gardens have an easterly facing aspect and are enclosed within a part walled and fenced boundary.

## 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 city centre proceed along East Street into Eastgate Square. Turn right into Market Avenue and then next left into Stirling Road. Bare left into Caledonian Road and then right into Lyndhurst Road.

