

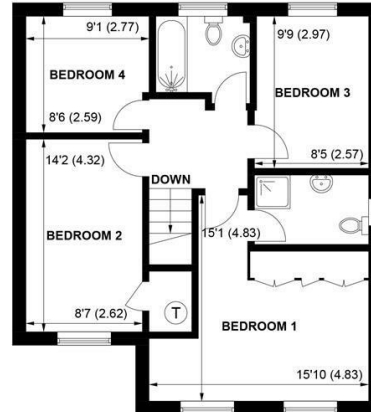
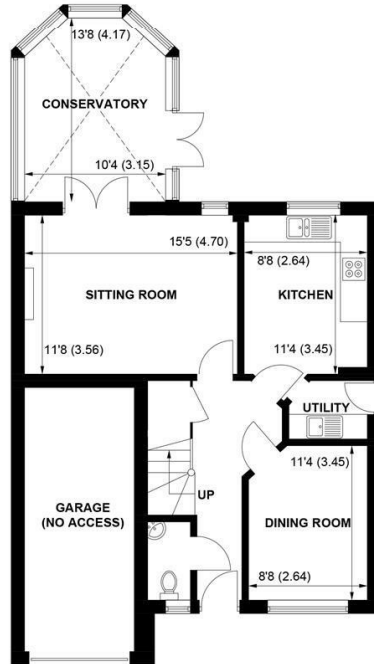
SW

Sims Williams



11, PALMERS FIELD AVENUE, CHICHESTER, WEST SUSSEX, PO19 6YE





APPROXIMATE GROSS INTERNAL AREA = 1367 SQ FT / 127.0 SQ M
(EXCLUDING GARAGE)

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

£575,000 Freehold

11, PALMERS FIELD AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 6YE

- Detached Family Home
- Well Presented Throughout
- Spacious Sitting Room
- Dining Room & Conservatory
- Modern Fitted Kitchen
- Utility Room & Cloakroom
- 4 Bedrooms
- Family Bathroom & En Suite
- Garage & Off-Road Parking

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = F

This well-presented detached property is tucked away in a secluded position in this popular residential location, on the outskirts of Chichester.

Accommodation comprises welcoming entrance hall, with stairs to first floor and door to downstairs cloakroom. The spacious sitting room has French doors leading to the conservatory and there is a separate dining room.

The stylish kitchen is fitted with a range of modern gloss units with electric oven, induction hob and space for further appliances. There is also a handy utility room.

To the first floor there are 4 bedrooms, with bedroom 1 benefiting from built-in wardrobes and en suite shower room. The family bathroom has a white suite consisting of bath with shower over, wash basin and WC.

Outside, the front has off-road parking for several cars in front of the garage. The rear garden is part patio and part to lawn, with borders providing interest with planting.

There is an annual service charge of £100 pa, for the maintenance of the hedges at the front of the property.

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 next mini roundabout take the first left onto Barnfield Drive. At the end of Barnfield Drive turn right onto Palmers Field Avenue. This property will be found on the right hand side.



