

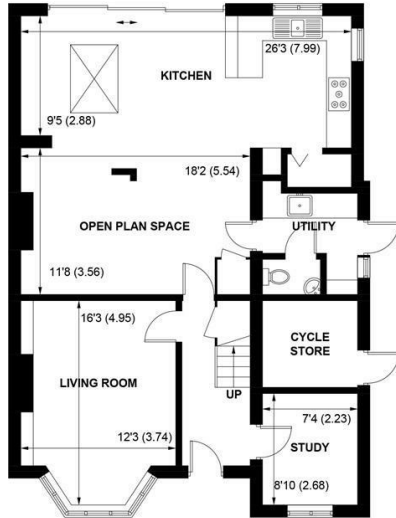
SW

Sims Williams

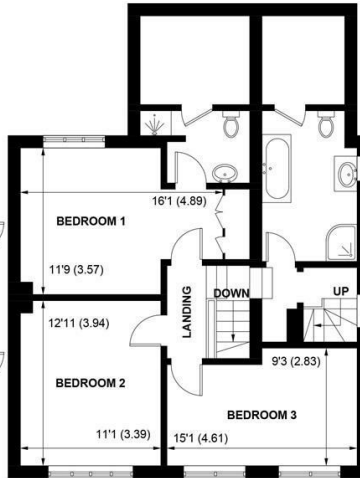


4, GRAYDON AVENUE, CHICHESTER, WEST SUSSEX, PO19 8RF

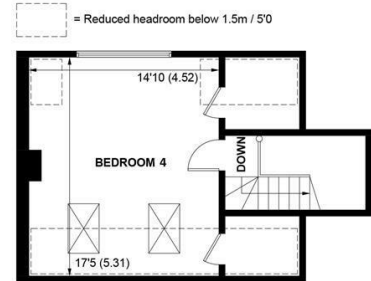




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2254 SQ FT / 209.4 SQ M

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

£675,000 Freehold

4, GRAYDON AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 8RF

- High Spec Eco House
- Extended At Side, Rear & Loft
- 4/5 Bedrooms
- 2 Bath/Shower Rooms
- Open Plan Sitting/Dining/Kitchen
- Utility & Cloakroom
- Sitting Room & Home Office
- Delightful Gardens & Parking
- No Forward Chain

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = E

This substantial semi detached family home sits amongst properties of a similar type and style and lies about a mile to the south of Chichester.

Extensive renovation in 2017 has created a superb open plan kitchen/dining/sitting room with large double track sliding doors leading out into the south facing rear garden. There is a separate utility/cloakroom.

The formal sitting room at the front of the house has an open fireplace and bay window overlooking the front garden. There is a spacious home office with super fast broadband just off the hallway.

There are 4 bedrooms and 2 bath/shower rooms with the main bathroom having a bath and separate shower. The loft conversion has created a fantastic space with a dormer window and 2 Velux windows plus ample storage.

Outside the charming rear gardens have a rain water management system and PV solar panels on the roof at the rear. Off road parking to the front.

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 our office in Southgate head south along Stockbridge Road. Across the roundabout and just after the parade of shops turn right into Stockbridge Gardens. Take the first turning on the left (also Stockbridge Gardens) and then first right into Graydon Avenue where the property will be found on the left hand side.



