

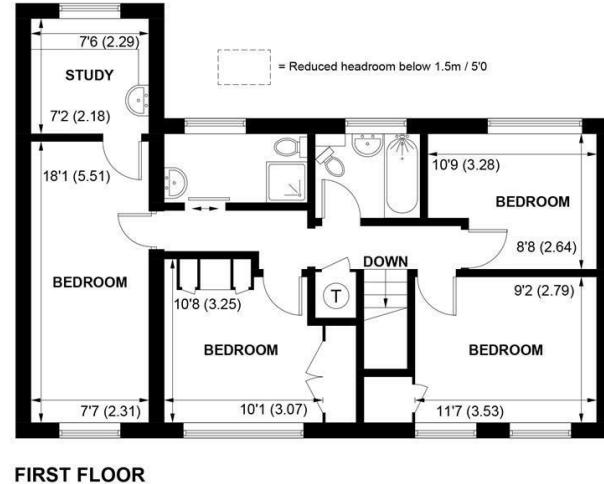
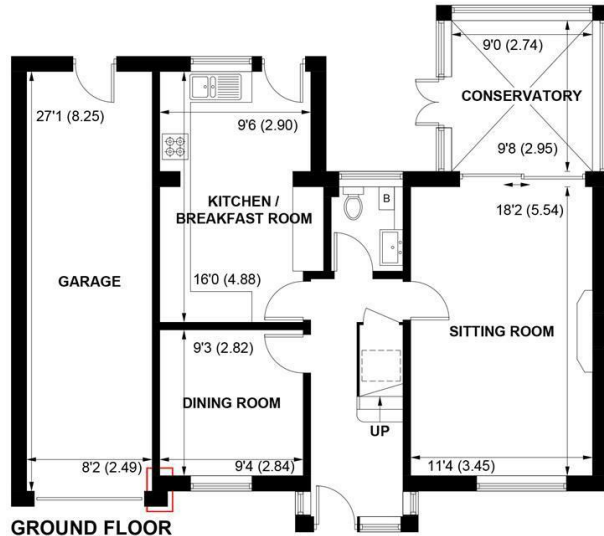
SW

Sims Williams



91, WORCESTER ROAD, CHICHESTER, WEST SUSSEX, PO19 5EB





APPROXIMATE GROSS INTERNAL AREA = 1429 SQ FT / 132.8 SQ M

GARAGE = 217 SQ FT / 20.2 SQ M

TOTAL = 1646 SQ FT / 153 SQ M

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

£565,000 Freehold

91, WORCESTER ROAD,
CHICHESTER,
WEST SUSSEX, PO19 5EB

- Detached Family House
- Hall & Cloakroom
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Driveway & Double Garage
- Large Southerly Facing Gardens
- Solar Heating. No Onward Chain.

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = F

This detached family home, originally built in the late 1970's, has great potential and offers flexible accommodation.

The property does require some updating however would make a terrific family home. Located at the end of a cul de sac off the main part of Worcester Road the property doesn't have any passing traffic.

The hallway has stairs to the first floor and there is a cloakroom at the end of the hall. The large sitting room leads to a conservatory which in turn has doors into the rear garden. The kitchen/breakfast room which forms part of the extension has a range of counter tops with fitted cupboards and drawers under. Space for a slot in cooker and space and plumbing for a washing machine. There is a door into the rear garden. The separate dining room could potentially make a 5th/occasional bedroom.

On the first floor there are 4 bedrooms and 2 bath/shower rooms. One of the bedrooms, which forms part of the 2 storey extension has a study which might make a further shower room should one wish.

Outside there is a good sized driveway leading to the double garage (in tandem) which has a door into the rear garden.

The rear gardens are a generous size and have a lovely southerly facing aspect. They are principally laid to lawn and enclosed within a 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

Follow St Pauls Road north from the Northgate roundabout. After about quarter of a mile take the second turning on the right into Norwich Road. Take the first left into Worcester Road and then right signposted to number 91.



