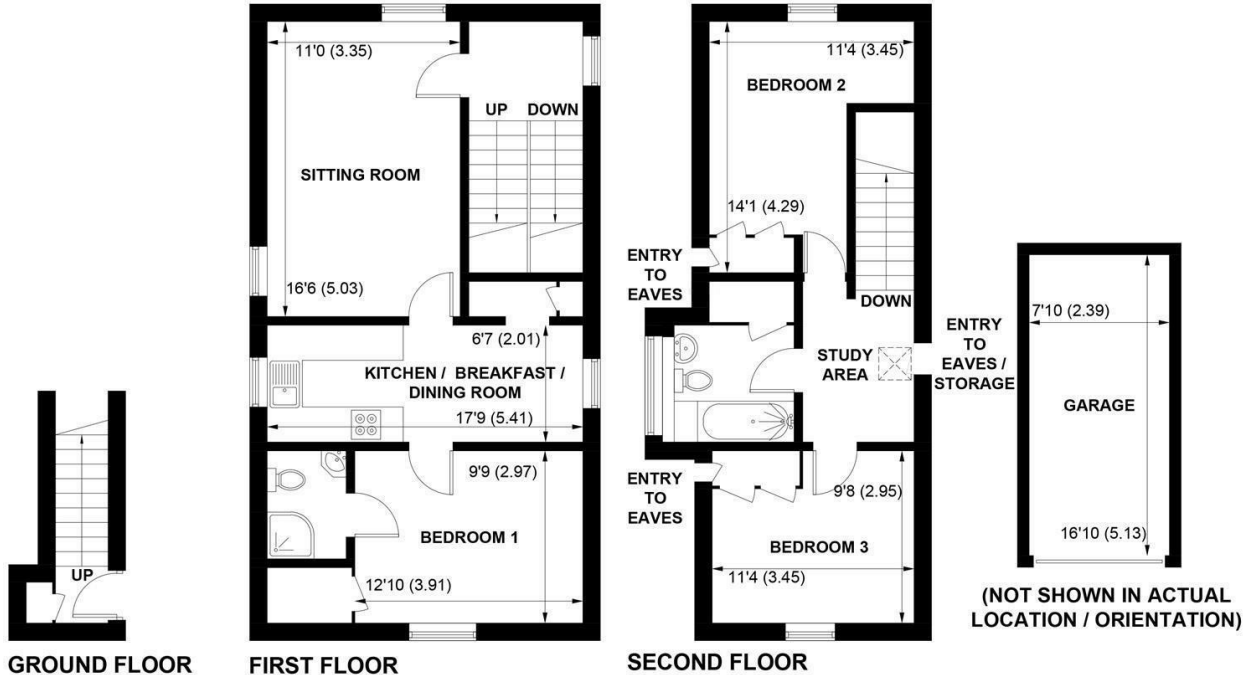




21A, CLEVELAND ROAD, CHICHESTER, WEST SUSSEX, PO19 7AF





APPROXIMATE GROSS INTERNAL AREA = 1040 SQ FT / 96.6 SQ M

GARAGE = 133 SQ FT / 12.4 SQ M

TOTAL = 1173 SQ FT / 109 SQ M

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

Produced for Sims Williams

**CHICHESTER OFFICE**

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# £425,000

## Share of Freehold

21A, CLEVELAND ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 7AF

- Impeccably Presented Maisonette
- Double Aspect Sitting Room
- Stylish Fitted Kitchen
- Dining Area
- 3 Double Bedrooms
- Bathroom & En Suite
- Courtyard Garden
- Garage & Parking Space
- No Onward Chain

### EPC RATING

Current = C

Potential = C

### COUNCIL TAX BAND

Band = C

An impeccably presented and highly individual maisonette, situated in a sought after location in Chichester, within easy walking distance to the city centre and its wide range of amenities including shops, eateries and cultural attractions including Chichester Festival Theatre.

Offered for sale with no onward chain, the attractive accommodation comprises entrance hall with stairs to first floor and door to the light and spacious double aspect sitting room.

The kitchen/dining room is fitted with a range of stylish gloss units, with solid wood work surfaces and integrated appliances. There is ample space for dining table and chairs.

There is a double bedroom with en suite shower room. To the second floor there are 2 further double bedrooms, family bathroom and useful study area on the landing.

Outside the property benefits from a pretty courtyard garden. There is an off-road parking space to the side of the single garage.

The owners are currently in the process of extending the lease to 999 years.

### 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 end of East Street proceed into Market Avenue and take the first left into Stirling Road. Follow the road around to the left into Caledonian Road. At the junction with Whyke Lane turn right and then second left into Cleveland Road, where the property will be found on the left hand side.



