

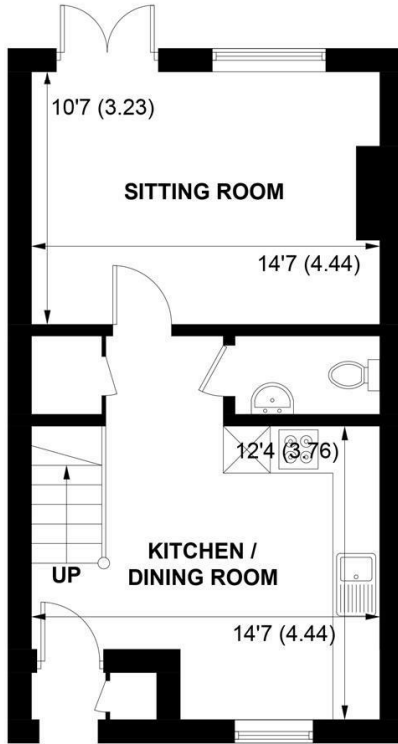
The logo consists of the letters 'SW' in a white, elegant, cursive script font, set against a dark blue square background.

Sims Williams

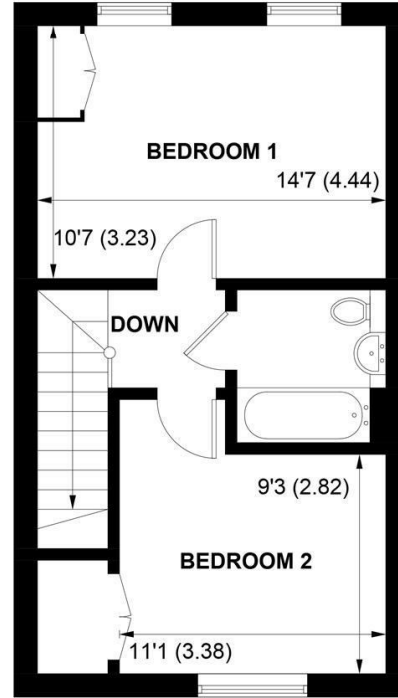


17, OTWAY ROAD, CHICHESTER, WEST SUSSEX, PO19 6BP





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 779 SQ FT / 72.4 SQ M

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

£385,000 Freehold

17, OTWAY ROAD,
CHICHESTER,
WEST SUSSEX, PO19 6BP

- Middle Terrace House
- Superb Fitted Kitchen
- Cloakroom
- Sitting Room
- 2 Double Bedrooms
- Bathroom/Shower
- Enclosed Rear Garden
- Allocated & Visitor Parking
- No Forward Chain

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = D

On the ground floor there is a hallway and cloakroom with tiled flooring, a good size living room with fitted gas fire with slate hearth and wood surround with mantelpiece. French doors to garden.

A stunning kitchen/breakfast room with tiled flooring and well fitted with good range of base and wall units, gas hob with extractor hood above, double oven, integrated dishwasher, washing machine and built in fridge/freezer. Under stairs storage cupboard housing an Interchanger for the Biomass heating system (soon to be changed to an independent gas fired boiler).

On the first floor there are two double bedrooms both with built wardrobes and a very nicely presented bathroom with fitted shower.

The south facing rear garden is enclosed with fencing, with both an area of patio and artificial lawn. Timber garden shed. Gate with rear pedestrian access.

There is one allocated parking space and visitor parking.

Service charge - £200 per half year.
Management Company - RGN.

Directions

Take the Lavant Road, A286, north from Chichester and turn right into Charlotte Avenue just past the Nuffield Hospital. Turn left into Carter Road and then left onto Whistler Avenue. Follow the road onto Donegall Avenue and then onto Richmond Avenue. Follow the road around onto Otway Road. The house can be found on the left hand side through a parking area.

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.



