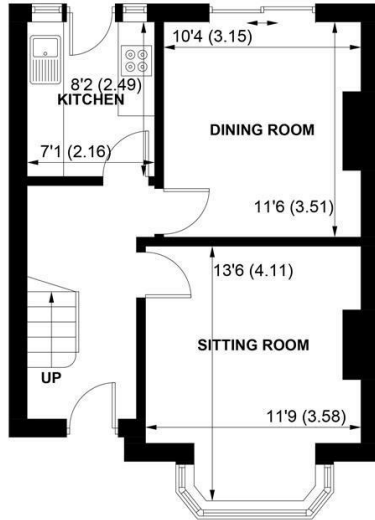


SW

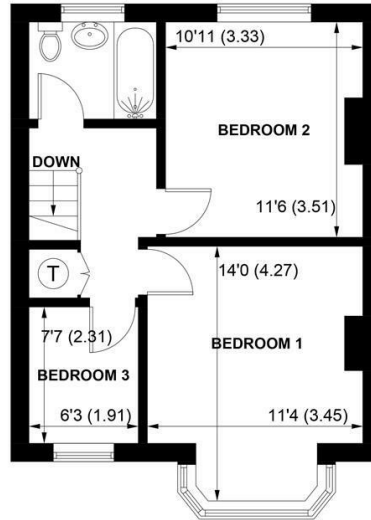
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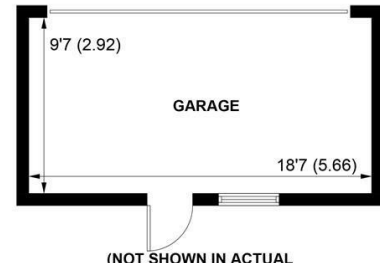
18 ORCHARD AVENUE, CHICHESTER, WEST SUSSEX, PO19 3BG



**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 859 SQ FT / 79.8 SQ M**

**GARAGE = 176 SQ FT / 16.4 SQ M**

**TOTAL = 1035 SQ FT / 96.2 SQ M**

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

Produced for Sims Williams

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# £465,000 Freehold

18, ORCHARD AVENUE,  
CHICHESTER,  
WEST SUSSEX, PO19 3BG

- No Onward Chain
- Mid-Terrace Property
- City Centre Location
- Modern Fitted Kitchen
- Sitting Room
- Dining Room
- 3 Bedrooms
- Family Bathroom
- Garage At Rear

## EPC RATING

Current = E

Potential = C

## COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain is this well-appointed older style mid-terrace property, located within easy walking distance of Chichester city centre and its wealth of amenities including a wide range of shops, restaurants, cultural attractions and excellent travel links.

The accommodation is arranged over 2 floors and comprises entrance hall with stairs to first floor and door leading to sitting room with bay window.

The dining room has sliding patio doors opening onto the rear garden.

The kitchen is fitted with a range of modern units with electric oven, hob and space and plumbing for washing machine.

To the first floor there are 3 bedrooms, 2 doubles and a single and the family bathroom has a white suite consisting of bath with shower over, wash basin and WC.

Outside there is established planting within the forecourt area. The rear garden is mainly to lawn with patio area, well-stocked borders and access to the double garage.

## 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.

