



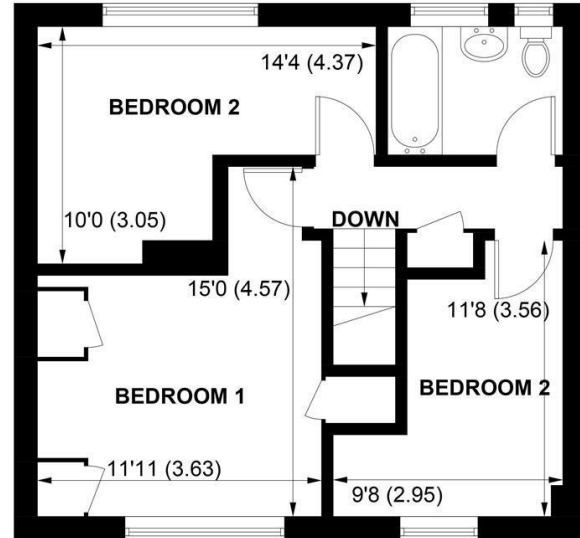
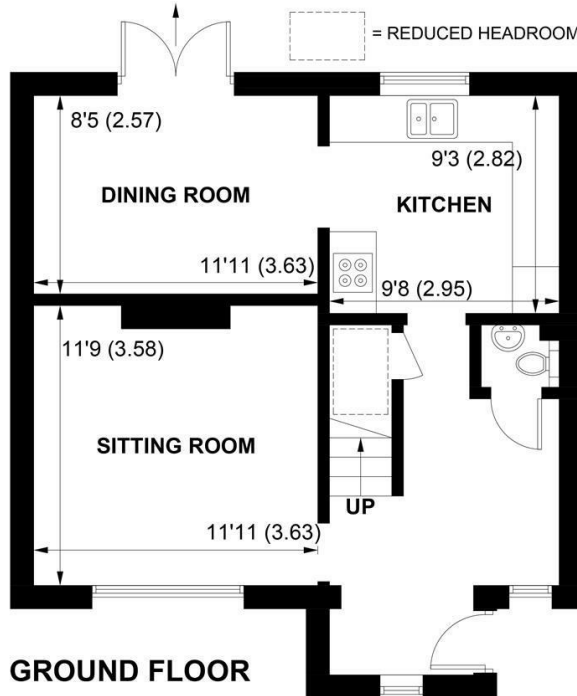
Sims Williams



113, SHERBORNE ROAD, CHICHESTER, WEST SUSSEX, PO19 3AP







APPROXIMATE GROSS INTERNAL AREA = 942 SQ FT / 87.5 SQ M

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

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 787868  
chichestersales@simswilliams.co.uk  
simswilliams.co.uk

# £365,000 Freehold

113, SHERBORNE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 3AP

- Middle Terrace House
- Hallway & Cloakroom
- Fitted Kitchen
- Sitting Room
- Dining Room
- 3 Bedrooms & Bathroom
- Gardens
- Off Road Parking
- Must Be Seen!

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

Located on the edge of Parklands this 3 bedroom middle terrace family home has well planned accommodation over 2 floors.

The entrance hall is very welcoming with a cloakroom and stairs to the first floor.

The sitting room at the front of the house has an open fireplace and views to the front. There is a fabulous fitted kitchen with quartz counter tops and a comprehensive range of cupboards and drawers. Large archway to separate dining room with doors out into the rear garden.

On the first floor there are 3 bedrooms and a bathroom with bath, basin and WC.

Outside the front garden has a concrete hard standing for 2 vehicles. The rear garden has a large patio area and part artificial lawn. There is a store with power and light. Fenced boundary with rear pedestrian access.

## 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...

Proceed up St Pauls Road from the Northgate roundabout. At the top of the road turn left into Sherborne Road. You will find the house on the right hand side.





