

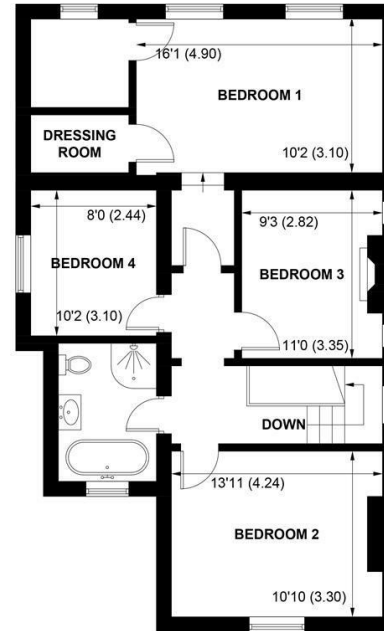
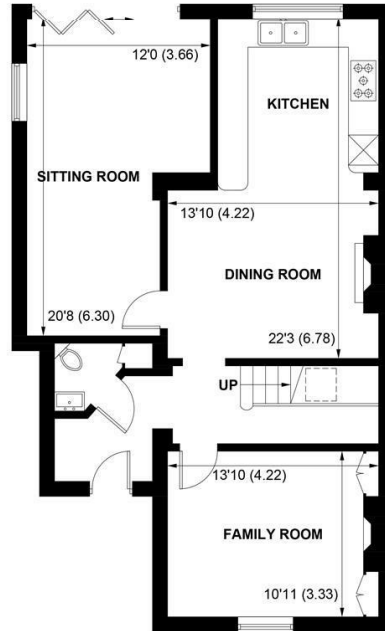
*SW*


Sims Williams



IVAN HOUSE, 121, Oving Road, Chichester, West Sussex, PO19 7EW





 = Reduced headroom below 1.5m / 5'0

APPROXIMATE GROSS INTERNAL AREA = 1610 SQ FT / 149.6 SQ M

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

# £799,950 Freehold

IVAN HOUSE, 121, O Ving ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 7EW

- Impressive Detached House
- Close To City Centre
- Open Plan Kitchen / Dining Room
- Generous Sitting Area
- Family Room
- 4 Bedrooms
- Family Bathroom & Cloakroom
- Potential For Off-Road Parking
- Generous Rear Garden

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

An impressive detached residence which has been in the same family since built in 1874, is located just a short distance to Chichester city centre with its many amenities including schools, shops restaurants and travel links.

The property has been beautifully renovated by the current owners and accommodation comprises welcoming entrance hall with stairs to first floor and doors leading to family room and downstairs cloakroom.

The stunning open plan kitchen / dining room is fitted with a range of stylish Shaker style in-frame units with solid wood work surfaces, double oven, gas hob and further integrated appliances. The spacious sitting room has bi-fold doors opening onto the rear garden.

To the first floor there are 4 double bedrooms, with bedroom 1 benefiting from a dressing room and further room with first fix plumbing in place to create an en suite. The family bathroom consists of roll-top bath, shower cubicle, wash basin and WC.

Outside the front is gravelled and could be utilised for off-road parking subject to necessary consents. The generous rear garden has been attractively landscaped, with spacious patio and further seating area, raised planters and easy maintenance lawn. There is further potential to create off-road parking at the rear.

## 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 Southgate, head east following Market Avenue, continue into St Pancras, bearing right following the one way system then bear left into the Hornet. At the first bend bear left into Oving Road, continue over the mini roundabout where the property will be found on the left hand side.



