

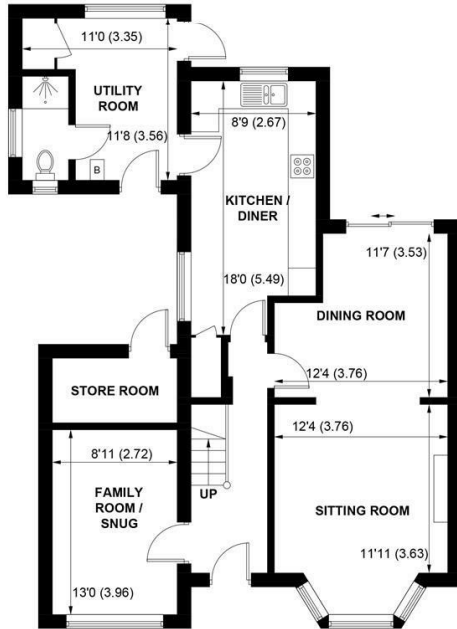


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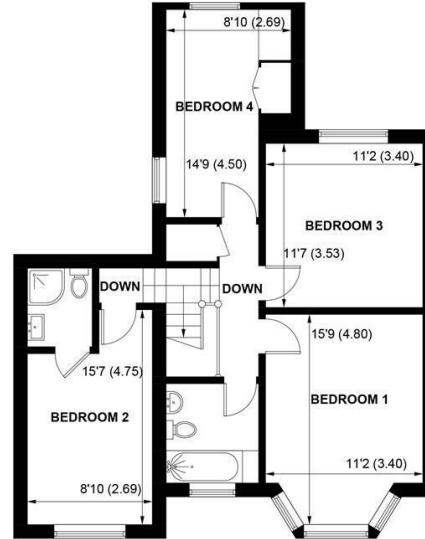


3, GRAYDON AVENUE, DONNINGTON, CHICHESTER, WEST SUSSEX, PO19 8RF

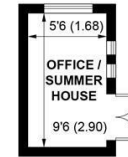




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1592 SQ FT / 147.9 SQ M

OUTBUILDING = 53 SQ FT / 4.9 SQ M

TOTAL = 1645 SQ FT / 152.8 SQ M

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

Produced for Sims Williams

£699,995 Freehold

3, GRAYDON AVENUE,
DONNINGTON, CHICHESTER,
WEST SUSSEX, PO19 8RF

- Spacious Semi-Detached House
- Highly Sought-After Area
- Sitting/Dining Room
- Snug/Further Reception
- Kitchen/Breakfast Room
- Utility Room
- 4 Double Bedrooms
- 3 Bathrooms
- Garden & Off-Road Parking

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = E

An extremely well-appointed semi-detached older style property in one of Chichester's most-requested roads. The city centre with a wide range of amenities is within easy walking distance.

The property has been extended to create a wonderful family home and comprises welcoming entrance hall with doors opening onto the double aspect sitting/dining room, which opens onto the rear garden. There is a further reception/snug.

The kitchen/breakfast room is fitted with a wide range of units and work surfaces, with space for appliances. This in turn leads onto the useful utility area and downstairs shower room.

To the first floor there are 4 double bedrooms, with en suite shower room to bedroom 2 and family bathroom.

Outside, the front provides off-road parking for several vehicles. A particular feature of the property is the generous and secluded rear garden. Mainly to lawn, there are areas of patio and decking.

An added bonus is the useful outside office/garden room.

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 our office in Southgate head south along Stockbridge Road. Across the roundabout and just after the parade of shops turn right into Stockbridge Gardens. Take the first turning on the left (also Stockbridge Gardens) and then first right into Graydon Avenue where the property will be found on the right hand side.



