

SW

Sims Williams

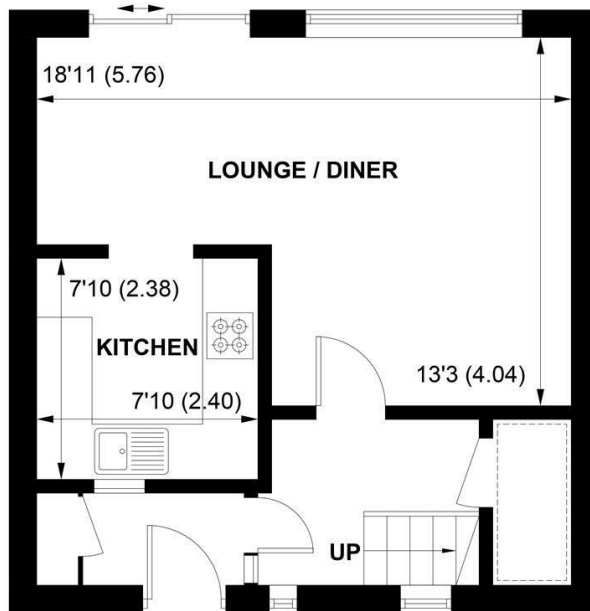


87, CAERNARVON ROAD, CHICHESTER, WEST SUSSEX, PO19 7QS

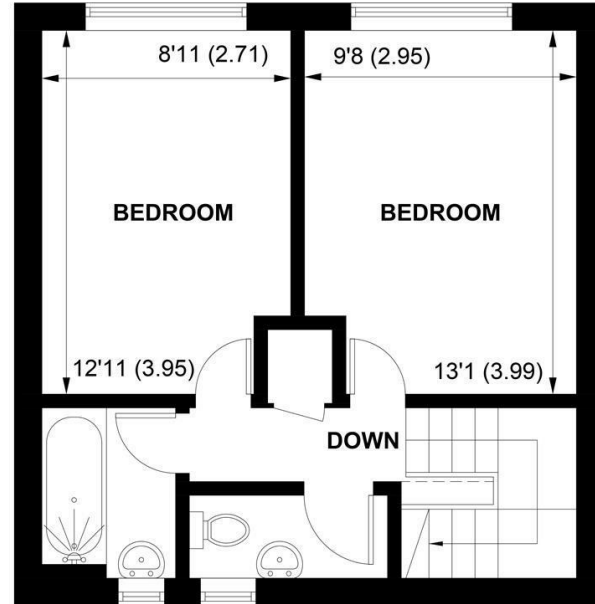




 = REDUCED HEAD HEIGHT BELOW 1.5M



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 747 SQ FT / 69.4 SQ M

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

£285,000 Freehold

87, CAERNARVON ROAD,
CHICHESTER,
WEST SUSSEX, PO19 7QS

- Middle Terrace House
- Porch & Hallway
- L Shaped Sitting/Dining
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom & Separate WC
- Gardens
- Informal Parking
- Must Be Viewed

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

A 2 bedroom house in a cul de sac offering good sized accommodation.

The large entrance porch has a door into the hallway with stairs to the first floor and a door into the sitting/dining room.

The L shaped sitting/dining room has views and doors into the rear garden. There is an archway into the fitted kitchen with counter tops and cupboards and drawers under. There is a gas hob with electric oven below. Space and plumbing for washing machine and space for tumble dryer. Space for larger style fridge/freezer.

On the first floor there are 2 double bedrooms and a bathroom with a separate WC.

Outside there is a good sized rear garden mainly laid to lawn and enclosed within a fenced boundary with rear pedestrian access. To the front of the property there is ample informal parking.

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 relating to title or other legal 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 the Bognor Road, before the railway bridge, turn left into Florence Road. Take the first right into Windsor Road. Follow the road to the T junction and turn right. This brings you to Caernarvon Road. Turn left and follow the road to the end.



