

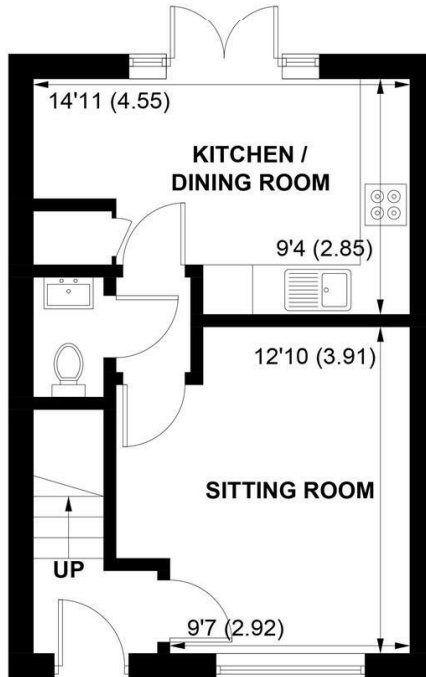
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Sims Williams

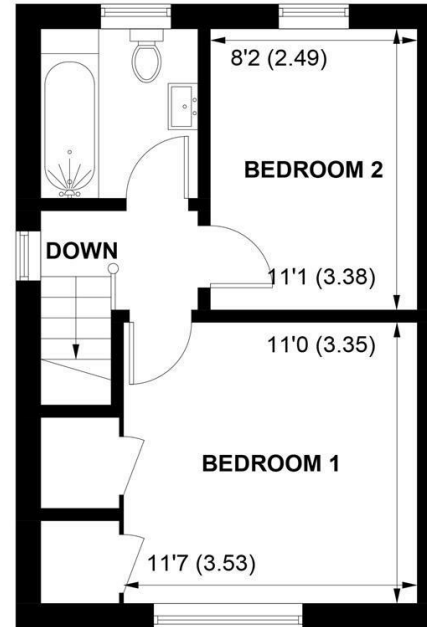


2, PYCROFT AVENUE, WESTHAMPNETT, CHICHESTER, WEST SUSSEX, PO18 0GQ





**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 684 SQ FT / 63.6 SQ M

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

# £325,000 Freehold

2, PYCROFT AVENUE,  
WESTHAMPNETT, CHICHESTER,  
WEST SUSSEX, PO18 0GQ

- End Of Terrace House
- Hall & Cloakroom
- Sitting Room
- Fitted Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom
- 2 Off Road Parking Spaces
- Southerly Facing Gardens
- Good Decorative Order

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = D

This attractive 2 bedroom end of terrace house has a hallway with stairs to the first floor. Door to cloakroom with WC and wash basin.

The sitting room has a front aspect and attractive window shutters. There is a door to the fitted kitchen which has a good range of counter tops with cupboards and drawers under. Range of wall cupboards. There is a ceramic electric hob with oven below and extractor over. Small study area and doors to garden.

On the first floor there are 2 double bedrooms and a bathroom with 3 piece suite.

Outside there are 2 off road car parking spaces and pedestrian access at the side of the house to the rear garden. The garden is mainly laid to lawn and enclosed within a fenced boundary.

Annual management charge £179.00 (2024)

## 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

Heading east out of Chichester follow Westhampnett Road then turn onto Madgwick Lane. Take a right into the Madgwick Park Development then another right into Fairman Road, turn left into Pycroft Avenue and the house can be found on the right hand side.



