

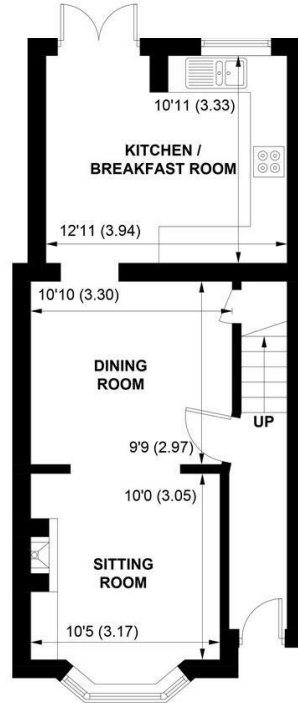
SW

Sims Williams

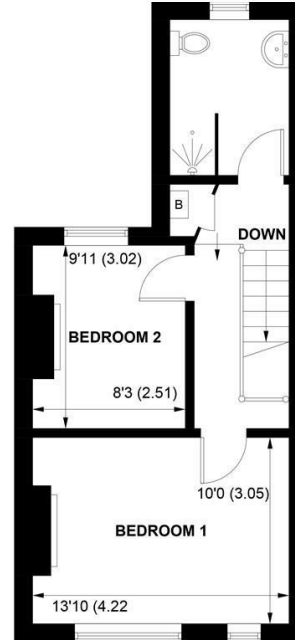


55, CAMBRAI AVENUE, CHICHESTER, WEST SUSSEX, PO19 7UU





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 800 SQ FT / 74.3 SQ M

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

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£395,000 Freehold

55, CAMBRAI AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 7UU

- Charming Edwardian House
- Hallway
- Sitting Room
- Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Superb Shower Room
- Delightful Gardens
- No Onward Chain

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This wonderfully presented terraced Edwardian house is located within about 500 yards of East Street with all its associated shopping facilities and amenities.

The house has a footpath leading to the front door and on into the hallway with stairs to the 1st floor.

The sitting room has an open fireplace with cast iron log burning stove and there are bay windows with shutters to the front aspect.

The dining room has an under stairs cupboard and there is a door into the kitchen.

The fitted kitchen is comprehensively fitted with a good range of counter tops with cupboards and drawers under. Range of wall cupboards. There is a gas hob with electric oven below and extractor over. Integrated washing machine and space for an larder style 'fridge/freezer. French doors to garden.

On the first floor there are 2 double bedrooms and a superb shower room with walk in shower in tiled surround and glazed screen. Wash hand basin and low level WC.

The rear gardens are a particular feature having been beautifully designed and

executed. There are a number of specimen plants, shrubs and trees. There is a terraced area at the rear of the garden and rear pedestrian access via a garden gate with a footpath which leads to the front of the house.

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 our offices in Southgate proceed into Market Avenue and take the second right into Stirling Road. Bear left into Caledonian Road and on into Whyke Lane. Take the first left into Cambrai Avenue. The property can be found on the left hand side.



