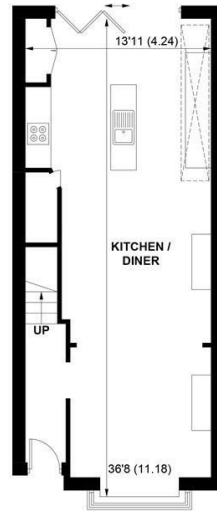




SW

Sims Williams

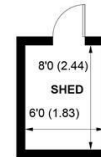
39 KINGSHAM AVENUE, CHICHESTER, WEST SUSSEX, PO19 8AW



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 916 SQ FT / 85.1 SQ M

SHED = 48 SQ FT / 4.5 SQ M

TOTAL = 964 SQ FT / 89.6 SQ M

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

Produced for Sims Williams

£345,000 Freehold

39, KINGSHAM AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 8AW

- Semi Detached House
- Superb Kitchen Extension
- Sitting/Dining Room
- 2 Double Bedrooms
- Bathroom
- Enclosed Gardens
- Off Road Parking
- Gas Central Heating
- Double Glazing

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

This 2 bedroom semi detached house lies close to the city centre, rail and bus stations plus the canal towards the southern end of the city.

The hallway has stairs which lead to the front door with a door to the kitchen/sitting/dining room. The fitted kitchen has a centre island and is comprehensively kitted out with integrated appliances including washing machine, dishwasher, 'fridge/freezer, induction hob, electric oven and extractor hood. There is a very useful walk in larder under the stairs.

On the first floor there are 2 double bedrooms, one of which has a great range of fitted wardrobes. The bathroom is of an excellent size with panel bath, wash hand basin and low level WC.

The gardens are enclosed within a fenced boundary and there is a useful off road parking space.

Disclaimer

From our office in Southgate continue into Market Avenue and follow the one way system bearing left into Basin

Road and then left into Kingsham Road, continue into Kingsham Avenue where the property will be found on the right hand side.

Directions

From our office in Southgate continue into Market Avenue and follow the one way system bearing left into Basin Road and then left into Kingsham Road, continue into Kingsham Avenue where the property will be found on the right hand side.

