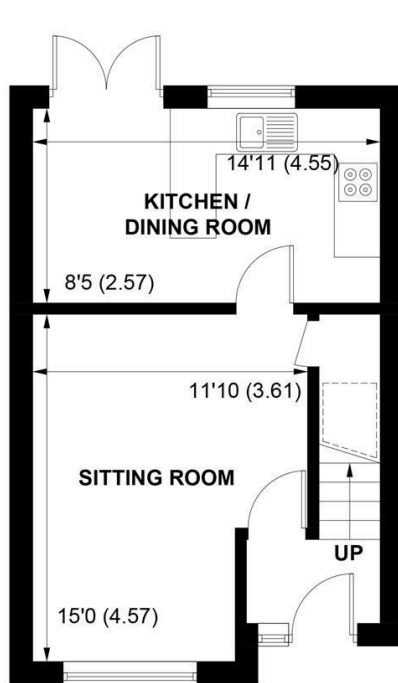


SW

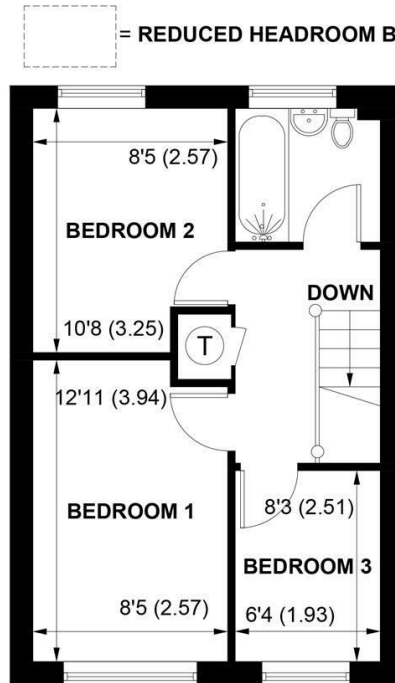
Sims Williams



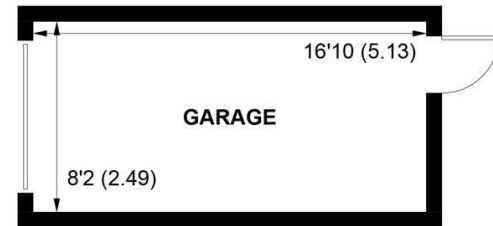
17 WINDSOR ROAD, CHICHESTER, WEST SUSSEX, PO19 7XF



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 704 SQ FT / 65.4 SQ M
 GARAGE = 139 SQ FT / 12.9 SQ M
 TOTAL = 843 SQ FT / 78.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
 Produced for Sims Williams

£350,000 Freehold

17, WINDSOR ROAD,
CHICHESTER,
WEST SUSSEX, PO19 7XF

- Modern Terraced House
- Popular Location
- Spacious Sitting Room
- Fitted Kitchen Dining Room
- 3 Bedrooms
- Family Bathroom
- Garage & Parking Space
- Southerly Rear Garden
- No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

A nicely presented mid-terrace property in one of Chichester's requested locations, within easy access of the city centre and its many amenities including shops, restaurants, schools and local attractions including the renowned Chichester Festival Theatre.

Accommodation comprises entrance hall with stairs to first floor and door to the sitting room. The kitchen/dining room is fitted with a range of Shaker style units with solid oak work surfaces, electric oven, gas hob and extractor over. There is space for further appliances and ample room for table and chairs.

To the first floor there are 3 bedrooms and family bathroom with white suite consisting of bath with shower over, pedestal wash basin and WC.

Outside the front garden is mainly to lawn with low-level planting and a path to the front door. The south facing rear garden is part to lawn with patio and border planting. A footpath leads to the rear, providing access to the garage and off-road parking space.

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 the end of Eastgate, proceed east into The Hornet and continue into Bognor Road. Before you reach the bridge, turn left into Florence Road and then first right into Windsor Road.

