

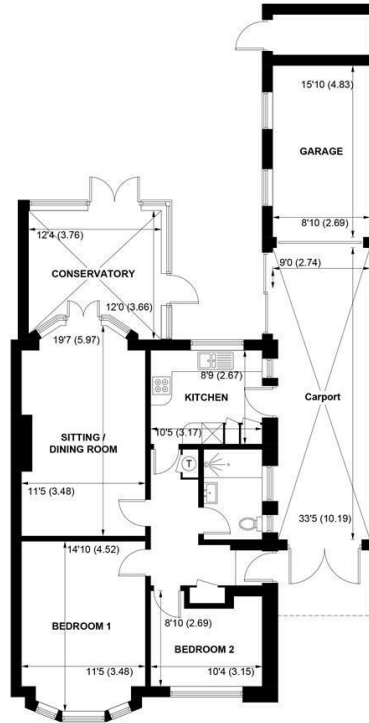


Sims Williams



41, LANGDALE AVENUE, CHICHESTER, WEST SUSSEX, PO19 8JQ





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1300 SQ FT / 120.8 SQ M
(INCLUDING GARAGE CARPORT / EXCLUDING EXTERNAL CUPBOARD)

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

£375,000 Freehold

41, LANGDALE AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 8JQ

- Semi Detached Bungalow
- 2 Bedrooms & Shower Room
- 20' Sitting/Dining Room
- Conservatory
- Fitted Kitchen
- Driveway & Garage
- Large Gardens
- Double Glazing & Gas Heating
- No Onward Chain

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This very smartly presented 2 bedroom bungalow in a cul de sac location is approached along a driveway to the front door.

The hallway has both a cloaks and airing cupboard plus doors to all principle rooms.

There are 2 bedrooms at the front of the property and a large shower room with walk in shower, wash basin and WC.

The sitting/dining room is almost 20' long and opens into a superb rectangular conservatory with doors into the garden.

The fitted kitchen has a good range of counter tops with cupboards and drawers under. Range of wall cupboards. Gas hob with extractor over, built in electric oven and grill with microwave oven above. Cupboard housing gas fired boiler. Built in dishwasher and space and plumbing for washing machine. Door to covered driveway.

Outside there is ample parking at the

front and a long covered driveway to a single garage . The rear gardens are much larger than average and have a bright southerly aspect. Being mainly laid to lawn there are a variety of plants flowers and other shrubs. The gardens are enclosed within a fenced, hedged and tree lined boundary.

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

Follow the B2145 Whyke Road south from the city towards the A27. Before reaching the bypass turn left into Langdale Avenue. The bungalow can be found on the right hand side.



