




Sims Williams

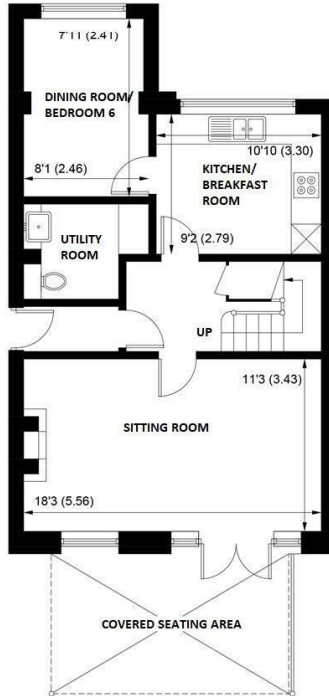


6, RUMBOLDS CLOSE, CHICHESTER, WEST SUSSEX, PO19 7UJ

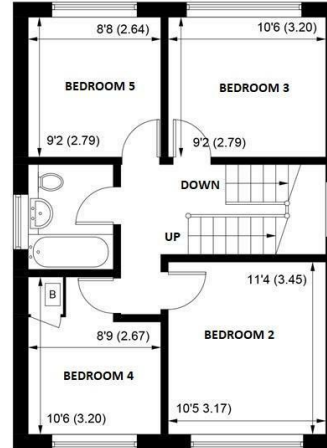




 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1482 SQ FT / 137.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 787868
chichestersales@simswilliams.co.uk
simswilliams.co.uk

£599,950 Freehold Offers In Excess Of 6, RUMBOLDS CLOSE, CHICHESTER, WEST SUSSEX, PO19 7UJ

- Attractive Detached House
- No Onward Chain
- Sitting Room & Dining Room/Bed 6
- Kitchen/Breakfast Room & Utility
- 4 First Floor Bedrooms
- Family Bathroom
- Spacious Principal Bedroom Suite
- Front & Rear Gardens
- Off-Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

This extremely well-presented detached property is tucked away in a quiet cul-de-sac location, within easy walking distance to the city centre.

The flexible accommodation is arranged over 3 floors and comprises entrance hall with door to the spacious sitting room, which has French doors leading onto the rear garden.

The kitchen/breakfast room is fitted with a range of stylish units and work surfaces, with space for appliances and ample room for table and chairs.

A door opens onto an additional room, which could be utilised as a dining room, study or 6th bedroom. A handy utility completes the ground floor.

To the first floor there are 4 bedrooms and family bathroom. A further staircase leads to the principal bedroom suite, with en suite bathroom and a versatile area, which lends itself to creating either a 'book nook' or relaxing spot.

Outside, the front provides off-road parking for 2 cars. The rear garden has a generous decking area, perfect for outside entertaining, with areas of lawn, paving and attractive raised planters.

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 Hornet in Chichester, proceed east and continue into Whyke Road. Take the second turning on the left into Rumbolds Close and the property will be found at the end of the cul-de-sac.

