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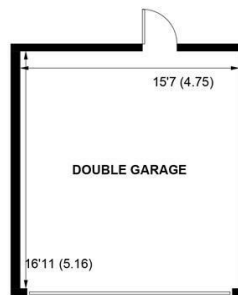
Sims Williams



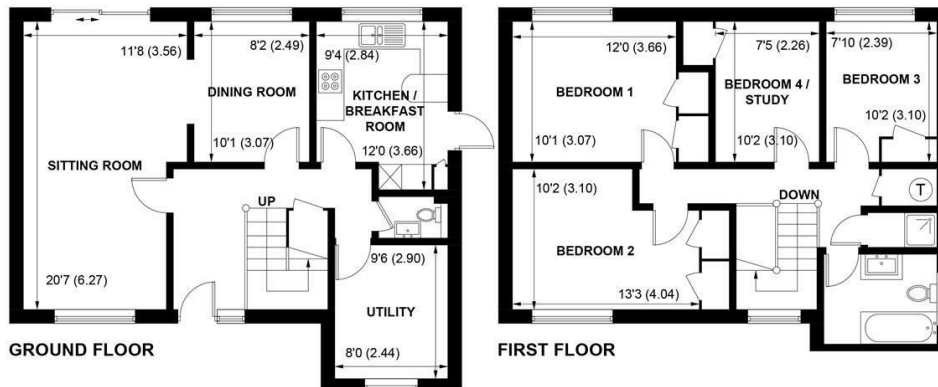
34, FERNDAL ROAD, CHICHESTER, WEST SUSSEX, PO19 6QJ







(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**APPROXIMATE GROSS INTERNAL AREA = 1303 SQ FT / 121.1 SQ M**

**DOUBLE GARAGE = 264 SQ FT / 24.5 SQ M**

**TOTAL = 1567 SQ FT / 145.6 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Sims Williams**

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# £592,500 Freehold

34, FERNDALE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 6QJ

- Detached House
- Hallway & Cloakroom
- Sitting & Dining Room
- Fitted Kitchen & Study/Utility
- 4 Bedrooms
- Bathroom & Shower Room
- Westerly Facing Gardens
- Double Garage & Further Parking
- Immaculately Presented
- No Onward Chain

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = F

A detached family home in the popular Summersdale area of Chichester a couple of miles to the north of the city centre.

The storm porch, which is an addition to the original house, leads into the reception hall with stairs to the first floor. There is an under stairs storage cupboard and cloakroom with wash basin and WC. Doors from the hallway lead to all principle rooms.

There is a bright double aspect sitting room with a mock fireplace with fitted electric fire and sliding patio doors to the rear garden. Doorway to separate dining room.

The fitted kitchen has been recently re fitted with ample counter tops with cupboards and drawers under and wall cupboards over. There is a gas fired hob with fitted eye level electric oven and grill. Space and plumbing for washing machine. Door to side and garden. There is a study which could be used as an occasional bedroom or utility room.

On the first floor the landing has an airing cupboard with hot water tank. Access to roof space. There are 4 bedrooms, a bathroom with paneled bath, wash basin and WC plus a separate shower room leading from the landing.

Outside the well maintained rear gardens have a delightful westerly aspect enjoying the sun right through into the evening. There is a footpath to the rear of the detached double garage with personal door and electric up and over door. Further parking opposite the garage and a reserved space to the side. The house benefits from cavity wall insulation.

## 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 Chichester proceed north up Broyle Road and after about half a mile or so, turn right into The Avenue. Continue to the end and the straight over into Fordwater Lane. Turn left into Fordwater Road and first right into Ferndale Road.

