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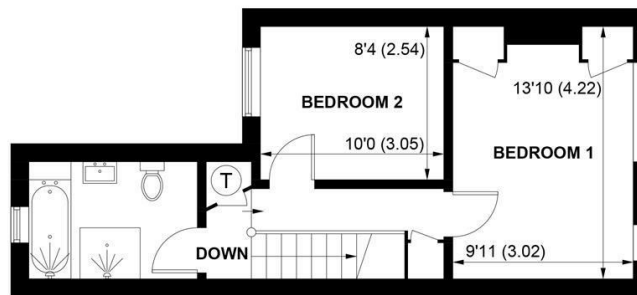
Sims Williams

For Sale

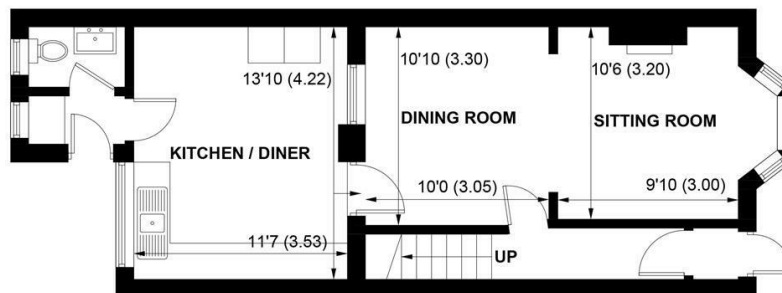
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16 WINDEN AVENUE, CHICHESTER, WEST SUSSEX, PO19 7UZ



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 864 SQ FT / 80.3 SQ M

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

Produced for Sims Williams

£350,000 Freehold

16, WINDEN AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 7UZ

- No Onward Chain
- End Terrace House
- Popular Chichester Location
- Spacious Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Area & Cloakroom
- 2 Bedrooms & Bathroom
- New Roof (2024)
- West Facing Rear Garden

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

This older style end terrace property is situated within a favourable location in central Chichester. An array of amenities including schools, shops and cultural attractions are within walking distance.

The property could benefit from some updating and the well-appointed accommodation comprises porch opening onto the entrance hall with stairs to first floor and door to the spacious sitting/dining room.

The kitchen/breakfast room is fitted with a range of units with space for appliances, with ample room for a table and chairs. A door leads to a useful utility area and downstairs cloakroom.

To the first floor there are 2 bedrooms and bathroom with white suite consisting of bath, double shower cubicle, wash basin and WC.

To the front there is driveway parking for one car. The west facing rear garden is paved, with established border planting and timber storage shed.

NOTE

This property is held on a 'Possessory Title'. It is normal practice, if Title Absolute cannot be obtained, that a Possessory Title indemnity policy is obtained. The details of what this covers are as follows: "Title to your Property, or part of it, is registered at the Land Registry with

Possessory Title and a third party: a) challenges your title; and/or b) establishes or attempts to establish rights, easements, restrictive covenants or other matters that adversely affect your interest in the Property."

This is normally acceptable to a purchaser and/or lender. If we were to provide a policy on completion then the new buyer would be able to pass this on, on any subsequent sale. One the Title has been registered for 12 years the owner can apply to the Land Registry to upgrade the Title to Title Absolute.

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, bearing right at the Four Chesnuts pub into Whyke Road. Then turn into Whyke Road and proceed towards the railway line, turning right into Cambrai Avenue after a short distance. Winden Avenue is on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

