



SW  
Sims Williams  
For Sale  
01243 787888  
www.sims-williams.co.uk

17 Florence Road, Chichester PO19 7TB  
£315,000 Freehold

 2 Bedrooms  1 Bathroom  2 Reception Rooms

SW  
Sims Williams

## Key Features

- Terraced Victorian Cottage
- 2 Reception Rooms
- Kitchen
- Rear Lobby & Cloakroom
- 2 First Floor Bedrooms
- Bathroom
- Large Rear Gardens
- Garden Store
- No Forward Chain

## EPC Rating

Current = D

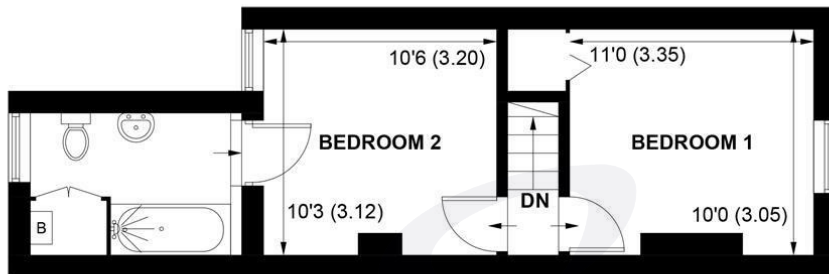
Potential = B

## Council Tax Band

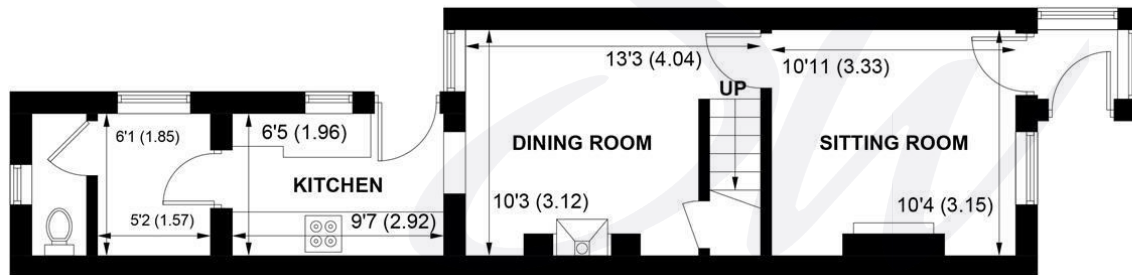
Band = C

## Tenure - Freehold

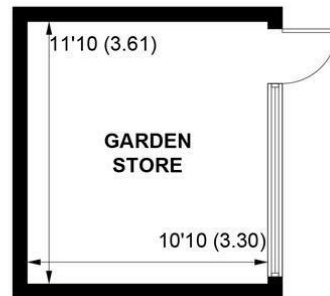




**FIRST FLOOR**



**GROUND FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 712 SQ FT / 66.2 SQ M  
GARDEN STORE = 128 SQ FT / 11.9 SQ M  
TOTAL = 840 SQ FT / 78.1 SQ M

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



[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.