

SW

Sims Williams



146, BOGNOR ROAD, CHICHESTER, WEST SUSSEX, PO19 7TQ





APPROXIMATE GROSS INTERNAL AREA = 1088 SQ FT / 101.1 SQ M

GARAGE = 223 SQ FT / 20.7 SQ M

TOTAL = 1311 SQ FT / 121.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

£440,000 Freehold

146, BOGNOR ROAD,
CHICHESTER,
WEST SUSSEX, PO19 7TQ

- Detached Victorian Villa
- Close To City Centre.
- 2 Reception Rooms
- Kitchen & Utility Room
- Ground Floor Shower Room
- 3 Bedrooms
- Bathroom
- Courtyard Gardens
- Garage

EPC RATING

Current = E

Potential = B

COUNCIL TAX BAND

Band = D

A beautifully presented detached Victorian villa within about 600 yards of East Street. The property has 2 reception rooms, kitchen with gas fired Aga and a door to a utility room and shower room. The first floor has 3 bedrooms and a bathroom. There is a garage with access onto Whyke Road.

The property has excellent accommodation with a dining room leading from the hallway which has a full height dresser and window to the front aspect. The hallway then opens out into a sitting room with a door into the rear garden. The galley style kitchen has a super gas fired Aga and a good range of cupboards and drawers under and wall cupboards over. The utility room has space and plumbing for a washing machine. There is a door into the garden and a door into a shower room with shower and WC.

The first floor has 3 bedrooms and a bathroom. Outside the southerly facing rear gardens have been beautifully arranged with a variety of flowers and shrubs to the borders. There is a shingle footpath to the side gate and a garage with personal door and up and over door which opens onto Whyke Road.

The house is situated on the east side of the city, with easy access to the city centre and also to the A27. Chichester

has an array of shops and restaurants, as well as cultural amenities such as the Festival Theatre and Pallant House Gallery. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour. There are some excellent local schools, both private and state run.

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 relating to title or other legal 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,. At the junction with Bognor Road the house can be found on the right hand side.



