

SW


Sims Williams

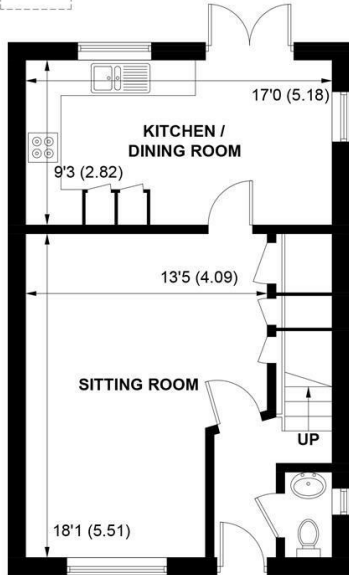


41, WHYKE MARSH, CHICHESTER, WEST SUSSEX, PO19 8FA

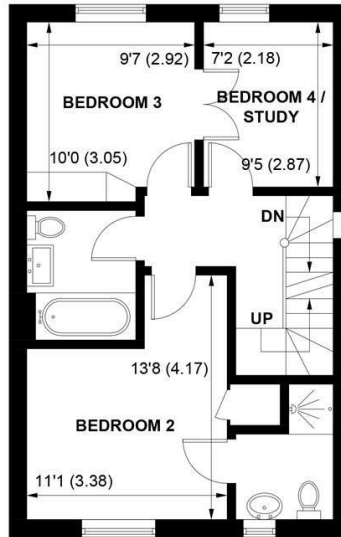




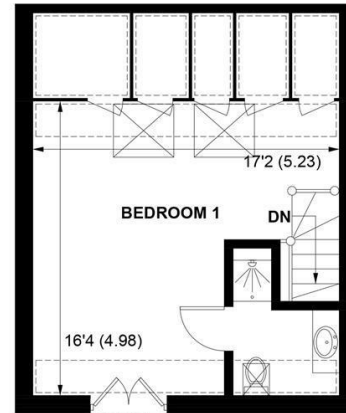
 = Reduced headroom below 1.5m / 5'0



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1315 SQ FT / 122.2 SQ M**

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

# £439,000 Freehold

41, WHYKE MARSH,  
CHICHESTER,  
WEST SUSSEX, PO19 8FA

- End Terrace House
- Cul De Sac Location
- Lounge
- Kitchen/Dining Room
- Downstairs Cloakroom
- 4 Double Bedrooms
- 2 En Suites & Further Bathroom
- Secluded Rear Garden
- 2 Parking Spaces

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = D

A deceptively spacious end terrace house within easy distance of schools, transport links and the bustling city centre, boasting many shops, restaurants and places of interest.

The property is beautifully presented throughout and consists of entrance hall with stairs to first floor, downstairs cloakroom and door opening onto the good-sized sitting room.

The double aspect kitchen/dining room is fitted with a range of modern gloss units with electric double oven, gas hob over and integrated appliances including fridge freezer and dishwasher. There is ample room for dining table and chairs.

To the first floor there are 3 bedrooms, with en suite shower room to Bedroom 2 and family bathroom.

Further stairs lead to Bedroom 1, a spacious room with plenty of storage and en suite shower room.

Outside, the secluded garden is low-maintenance, mainly paved with an area of artificial lawn and space for a timber shed. A gate provides access to the tandem parking for 2 cars, at the rear.

There is an annual estate charge of approx. £300 per annum.

## Disclaimer

As the sellers 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 our office in Southgate head east around the one way system along Basin Road and over the level crossing. Take the first left into Kingsham Road which changes to Kingsham Avenue. Take the third turning on the right into Cherry Orchard and continue to the end turning right into Hay Road. Follow Hay Road around to the left and Whyke Marsh will be found on the right hand side. Follow the road around and the property will be found at the end of the cul de sac.



