



DONEGALL AVENUE | CHICHESTER | PO19 6DE



11 DONEGALL AVENUE, CHICHESTER, PO19 6DE

ASKING PRICE £875,000 FREEHOLD

- Superb Modern Townhouse
- Entrance Hall & Cloakroom
- Family Room
- Stunning Sylvarna Kitchen
- Extended Dining Area
- Four Bedrooms & Three Bath/Shower Rooms
- Sitting Room
- Courtyard Gardens
- Double Garage

A superb 3 storey townhouse on Roussillon Park, which has been the subject of considerable refurbishment to include not only a ground floor extension but the installation of a stunning top of the range Sylvarna kitchen.

From the hallway there are stairs to the first floor and a door to a cloakroom plus stairs into the family room.

The first and second floors have 4 bedrooms and 3 bath/shower rooms plus the lovely formal sitting room with views across the park in the heart of the development.

The property lies to the north of the city centre just beyond The Festival Theatre in Oaklands Park and is within about 750 meters of North Street and all its associated shopping facilities, amenities and cultural points of interest including the Pallant House Gallery.









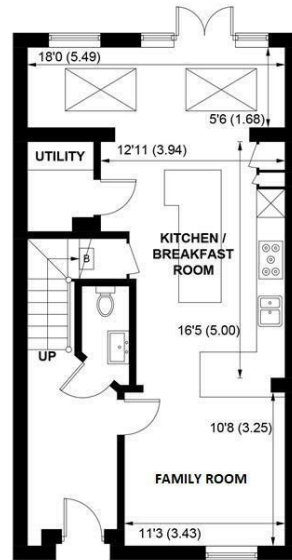




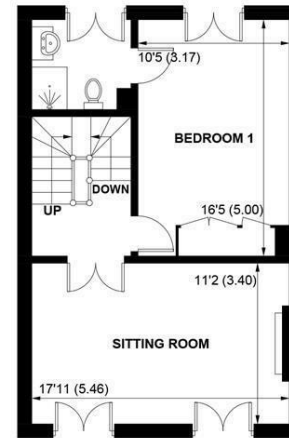
EPC Band - Current - B Potential - B

Council Tax Band E

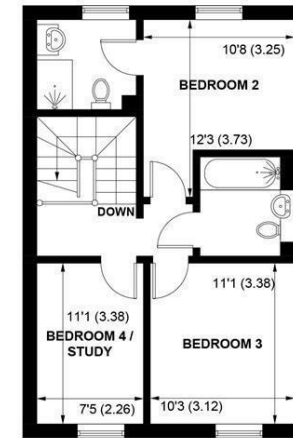
From the Northgate circulatory system, proceed north along Broyle Road passing the Festival Theatre in Oaklands Park and continue for about 500 meters with the entrance to Roussillon Park appearing on the right hand side. Donegall Avenue is on the left as you enter the main development.



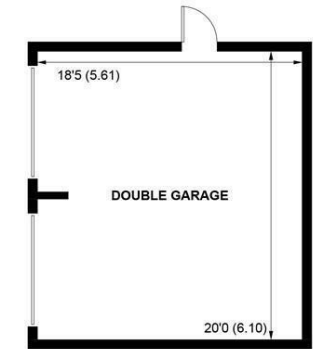
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1627 SQ FT / 151.2 SQ M

DOUBLE GARAGE = 368 SQ FT / 34.2 SQ M

TOTAL = 1995 SQ FT / 185.4 SQ M

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

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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