

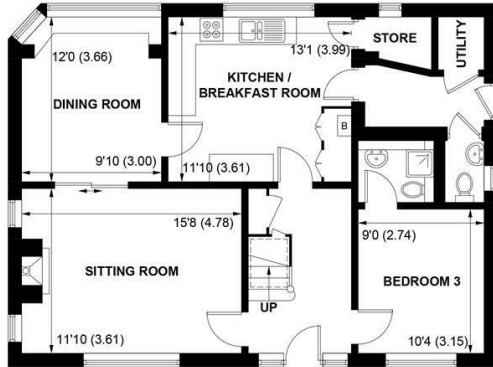
SW

Sims Williams



6, FISHBOURNE ROAD EAST, CHICHESTER, WEST SUSSEX, PO19 3HU

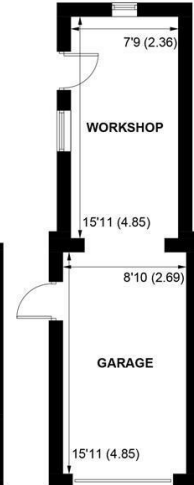




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1302 SQ FT / 121 SQ M

GARAGE = 273 SQ FT / 25.4 SQ M

TOTAL = 1575 SQ FT / 146.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£540,000 Freehold

6, FISHBOURNE ROAD EAST,
CHICHESTER,

WEST SUSSEX, PO19 3HU

- Detached Chalet Style House
- Development Potential
- Ground Floor Bedroom With Shower
- Sitting And Dining Room
- Kitchen/Breakfast Room
- 2 First Floor Bedrooms & Bathroom
- Garage & Workshop
- Large gardens & Parking
- No Forward Chain.

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = E

This attractive detached property is within a 15 minute walk of the city centre and whilst it requires some updating, offers the opportunity to create a lovely family home.

The entrance hall has stairs to the first floor and doors to a ground floor bedroom with shower room en suite and doors into both the kitchen and sitting room.

The sitting room has an open fireplace with cast iron log burning stove, views to the front and a sliding door into the dining room. The kitchen/breakfast room is of a good size with counter tops and cupboards and drawers under, 4 burner gas hob with electric oven below and extractor over, space and plumbing for dishwasher. Hall to door to garden, cloakroom with low level WC, cupboard with space and plumbing for washing machine.

There are 2 bedrooms and a bathroom on the first floor.

Outside there is a detached garage/workshop with double doors

to a gravel driveway with space for a number of vehicles.

The gardens are mature and mainly laid to lawn with flower and shrub borders. A enclosed within a part walled and fenced boundary.

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 our office in Southgate head west following signs to the A27, before the main Fishbourne roundabout turn right (signposted superstore) into Fishbourne Road East. Follow the road over the mini roundabout and around the bend and the property will be found on the right hand side.



