



12 Willowbed Avenue, Chichester, PO19 8JD



**hancock**  
Lettings & Estate Agents



## 12 WILLOWBED AVENUE GUIDE PRICE £580,000

Three Bedrooms

Freehold

Private Rear Garden

Garage

Dec

Three Bedrooms

Freehold

Private Rear Garden

Garage

Dec



This light and well-proportioned home has been sympathetically extended by the current owners and offers flexible family accommodation with potential to extend further if required. The property has a westerly facing rear aspect and sits close to local amenities, which include schools within a popular southern suburb of Chichester.

### Accommodation

On the ground floor there is a storm porch leading to a good sized entrance hall which in turn gives access to a dual aspect and spacious sitting/dining room. The latter has French doors out into the garden. A well-appointed, fitted kitchen and a useful study/fourth bedroom are located to the rear along with a cloakroom. On the first floor, off a central landing there are two large double bedrooms (one with built in storage), a third double bedroom and an updated family bathroom. A skilfully created shower room completes the first floor accommodation.

### Outside

To the rear there is a delightful west facing garden which is mainly laid to lawn, has floral borders, side access and a sunlit terrace. There is also a wood panelled shed for storage. To the front of the property there is a front garden, again mainly laid to lawn and ample driveway parking along with an attached garage with up and over entrance door.

### Location

The property is located on a residential no through road close to schools and local amenities. Chichester's vibrant and historic city centre is a short distance away and offers many shops, cafes, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. To the south of Chichester lie the calm waters and inlets of Chichester Harbour and at the harbour mouth lie the beaches of West Wittering and East Head. To the north are the rolling foothills of The South Downs National Park and the popular Goodwood Estate.

### Information

Tenure - Freehold

Council Tax Band - E



## ADDITIONAL INFORMATION

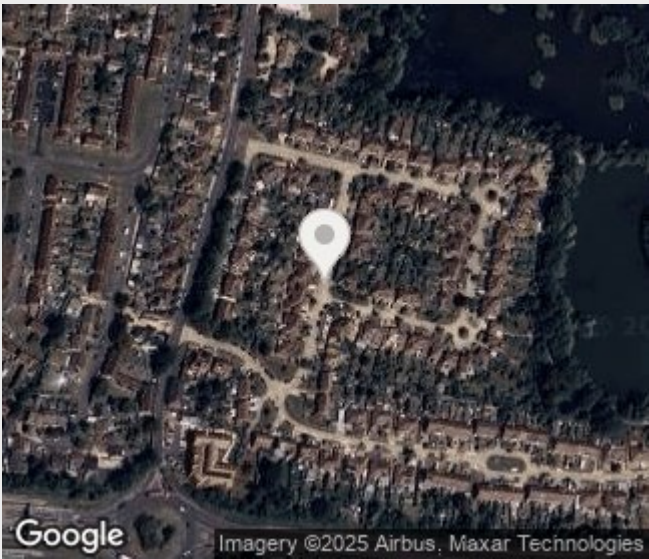
**Local Authority** – Chichester

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – sq ft

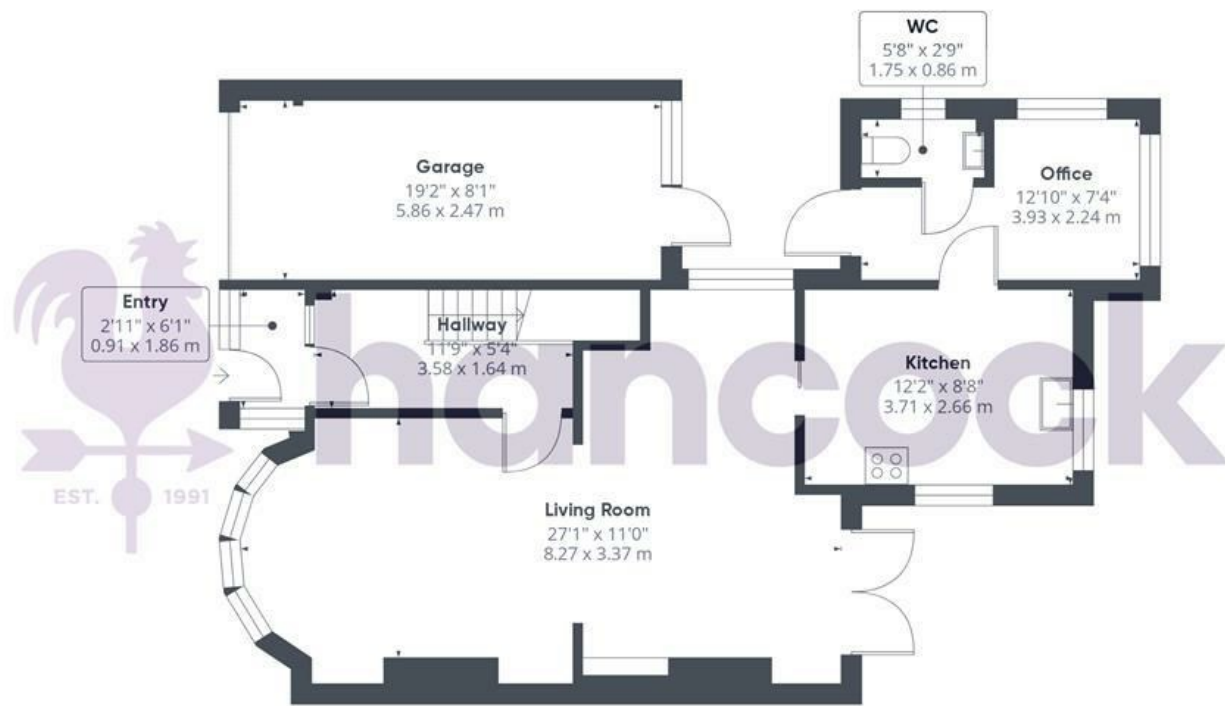
**Tenure** – Freehold



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





Floor 0



Floor 1







Zoopla

rightmove

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