



## 16 Harvester Close

Chichester, PO19 6XF

NO CHAIN. REFURBISHED. READY TO MOVE INTO. Being sold with vacant possession and having been recently refurbished, this good-sized townhouse benefits from the following accommodation: Entrance hall with useful understairs storage cupboard; ground-floor bedroom with fitted wardrobes; ground-floor shower-room; utility room with plumbing for washing machine and access door to rear garden; first-floor fitted kitchen with integrated oven, hob and extractor unit and space for fridge, freezer and dishwasher; first-floor L-shaped living / dining room; two second-floor bedrooms, both with built-in cupboards and one with ensuite shower-room; family bathroom. The property also benefits from an integral garage and two parking spaces to the front of the property. A path to the side of the property leads to the low-maintenance rear garden with patio and decked seating area and shrub border. Close to Chichester City centre with its amenities, shops, schools, university, St Richard's hospital, theatre, mainline train station, bus routes and easy driving distance from Rolls Royce complex. Tenure - freehold. EPC - D. Council Tax Band - E.

**£395,000**

# 16 Harvester Close

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- Vacant possession - no chain
- Living / dining room
- Ensuite shower room
- Close to Chichester City centre
- 3-bedroom town-house
- Utility room
- Family bathroom
- Kitchen
- Ground-floor shower room
- Integral garage, parking & garden

## Ground-floor bedroom 3

7'8" x 9'0" (2.35 x 2.76)

## Ground-floor shower room

2'4" x 8'7" (0.73 x 2.64)

## Utility room

6'3" x 5'9" (1.91 x 1.76)

## Kitchen (first-floor)

7'8" x 8'7" (2.35 x 2.63)

## Living / dining room (first-floor)

14'3" x 16'8" (4.36 x 5.09)

## Bedroom 1 (second-floor)

8'3" x 11'8" (2.52 x 3.56)

## Ensuite shower room (second-floor)

5'6" x 5'4" (1.70 x 1.65)

## Bedroom 2 (second-floor)

14'5" x 9'7" (4.41 x 2.94)

## Bathroom (second-floor)

5'4" x 6'5" (1.65 x 1.98)

## Garage

7'8" x 16'6" (2.36 x 5.03)

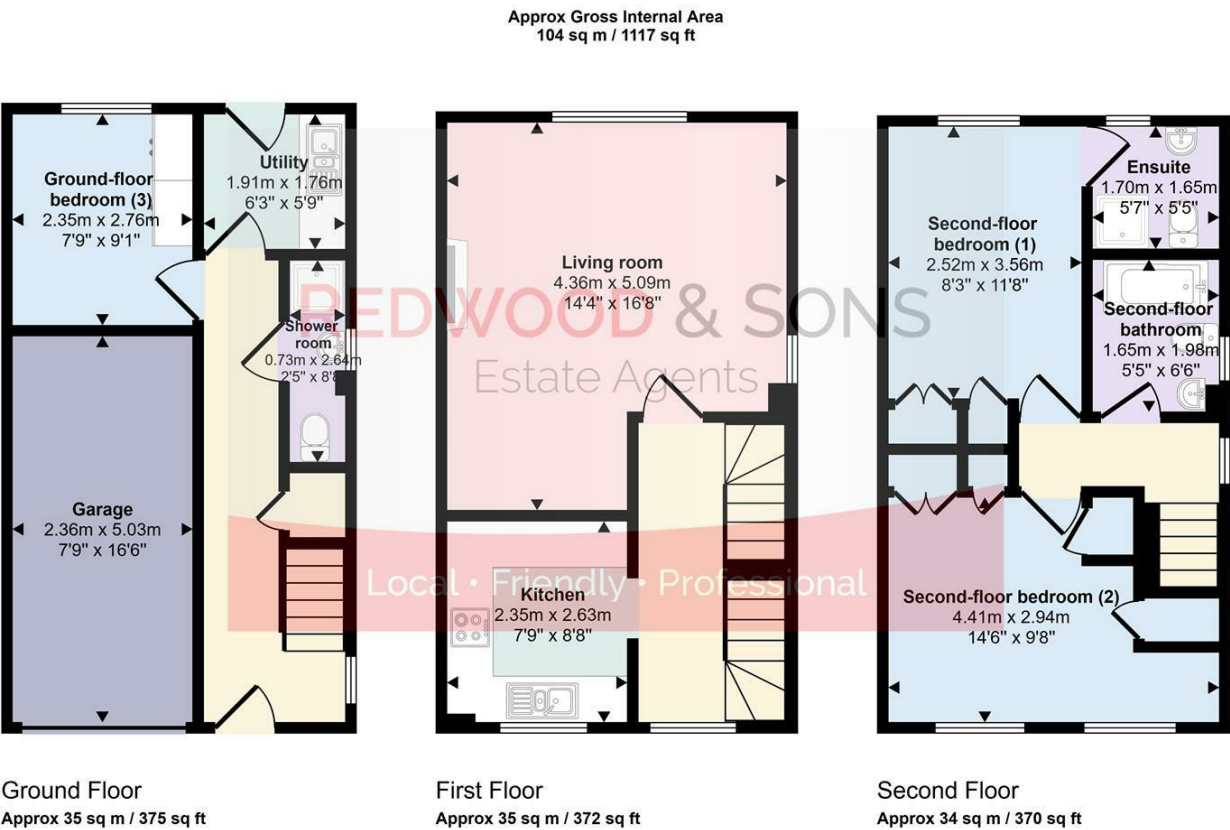


Directions



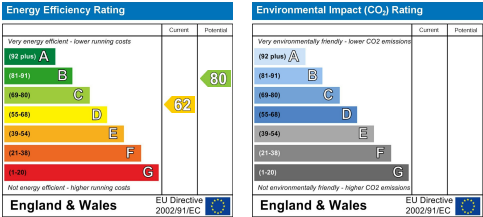


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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