





## WELCOME *Home*

O'Hara properties are delighted to have been appointed to offer for sale this THREE BEDROOM DOUBLE FRONTED DETACHED HOUSE in need of total refurbishment located in the heart of Chichester . Accommodation on the ground floor comprises a reception room, dining room , two kitchens, utility room and a downstairs WC. On the first floor the property has three bedrooms and a family bathroom with access to the loft. Outside the property has a garage approached via own drive and off street parking , there is also a good size rear garden. The property is offered with no upper chain. The property is currently awaiting Grant of Probate.



OHARA PROPERTIES AND ESTATES  
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**DISCLAIMER**

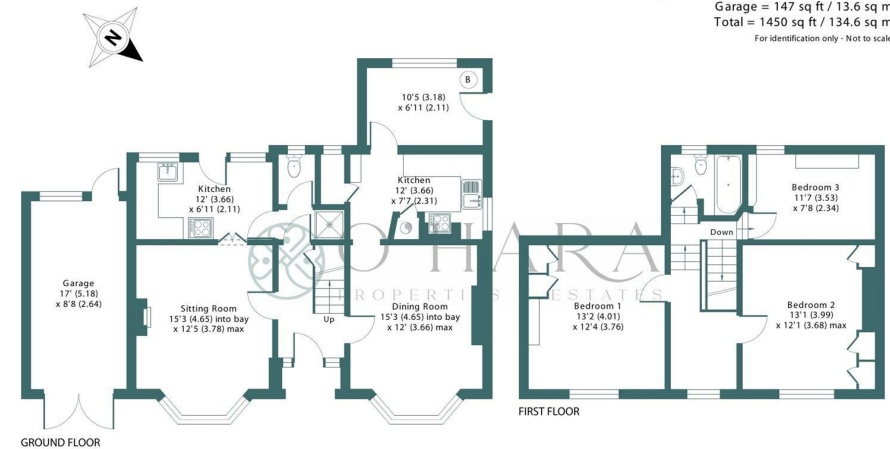
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

**FEATURES**

- DOUBLE FRONTED DETACHED HOUSE
- IN NEED OF TOTAL REFURBISHMENT
- THREE BEDROOMS
- RECEPTION ROOM
- DINING ROOM
- TWO KITCHENS
- UTILITY ROOM
- GARAGE
- CLOSE TO CHICHESTER TOWN CENTRE
- CHAIN FREE SALE

**Whyke Lane, Chichester, PO19**

Approximate Area = 1303 sq ft / 121 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 1450 sq ft / 134.6 sq m  
 For identification only - Not to scale



**Certified Property Measurement** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for O'Hara Properties and Estates Ltd., REF: 1064796



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