



7 Aigburth Avenue, Rose Green

Spacious and extended detached chalet style house, situated in a quiet location in Rose Green.



- ▶ **Extended and Detached Chalet Style House**
- ▶ **Sitting/Dining Room**
- ▶ **Four Double Bedrooms**
- ▶ **Ground Floor Shower Room**
- ▶ **Ample Off-Road Parking**
- ▶ **Village Location**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Luxury En-Suite Bath/Shower Room**
- ▶ **Generous Rear Garden**
- ▶ **Close to Shops, Schools and Amenities**

Set on a good size plot conveniently situated in a popular area close to Rose Green village.

The versatile accommodation briefly comprises, welcoming entrance hall, dual aspect sitting/dining room with access to the rear garden, modern refitted kitchen/breakfast room with access to the rear garden and door to utility area, three ground floor double bedrooms, two with feature bay windows. There is also a refitted modern shower room with mixer shower and WC.

To the first floor, the generous principal bedroom has some restricted head room, built-in double wardrobes and built-in drawers and eaves access. There is a luxury en-suite bathroom with stand-alone bath, walk-in double shower with mixer shower and WC.

Outside, the property benefits from off-road parking, the rear garden measures approximately 60 ft in length and is mainly laid with artificial lawn with decking area.

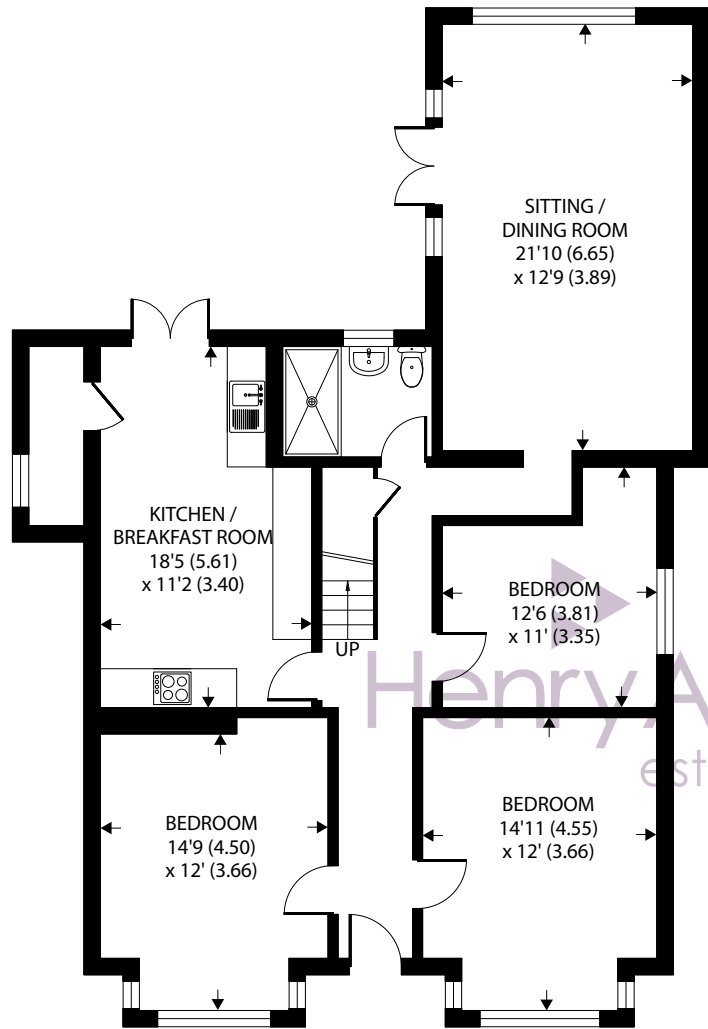
A viewing is thoroughly recommended to appreciate its convenient location, plot size and spacious/versatile accommodation on offer.

Council Tax Band: E

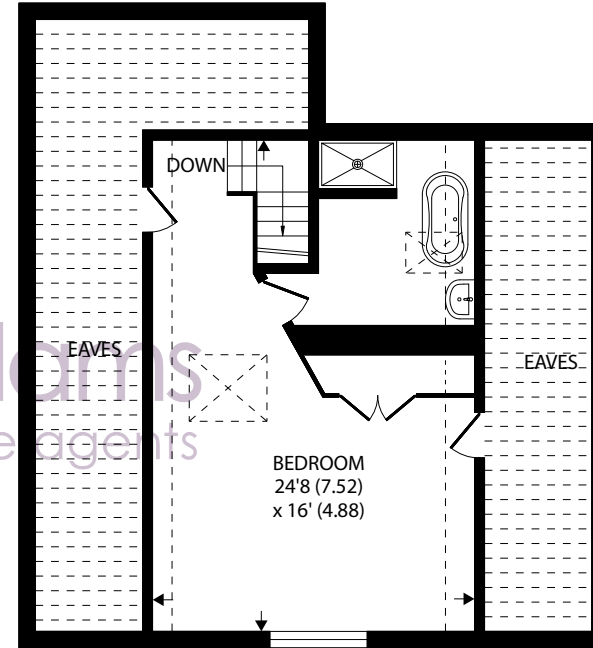




Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1543 sq ft / 143.3 sq m
Limited Use Area(s) = 452 sq ft / 41.9 sq m
Total = 1995 sq ft / 185.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is conveniently situated just around the corner from Rose Green village centre which offers a range of local facilities including a pharmacy, post office, convenience food store, family butcher and hardware store. A popular infant and junior school, library and doctors surgery are also in the local vicinity. The cathedral city of Chichester is about six miles where there is a comprehensive array of fashionable restaurants and bistros, excellent pedestrian shopping precinct and the famous Chichester Festival Theatre.

What3Words ///ultra.bashful.suckle

11/09/24

