



**Modern
Auction**

**£310,000
Freehold**

3x  1x  1x 

**Sherborne Road,
Chichester, West
Sussex, PO19**

cubitt&west
Helping you move forwards



Main features

- **Good-sized semi-detached house with fantastic sized garden**
- **Spacious kitchen/diner & lounge - ideal for families**
- **For sale by Modern Auction - T&Cs apply**
- **Subject to an undisclosed Reserve Price**
- **Buyer's fees apply**
- **Scope to develop & extend (subject to consents)**
- **Close to Chichester's city centre**
- **Excellent public transport links including mainline train station**

Accommodation

GROUND FLOOR

Hallway
Lounge: 12'8 x 12'8 (3.86m x 3.86m)
Kitchen/Diner: 18'11 x 9'4 (5.77m x 2.85m)

FIRST FLOOR

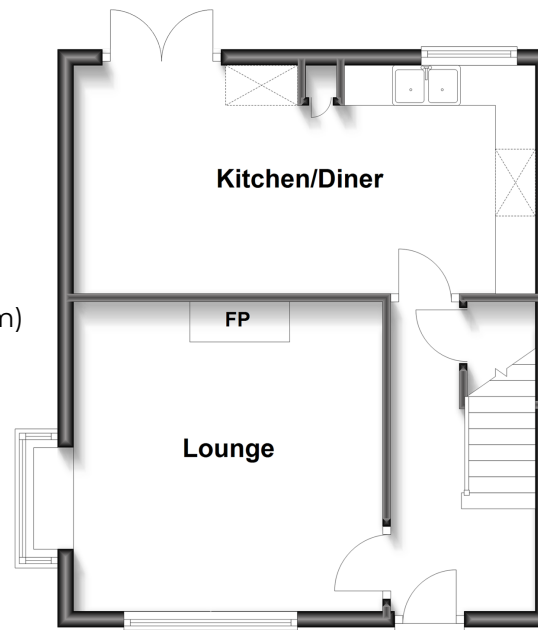
Landing
Bedroom 1: 12'7 x 11'8 (3.84m x 3.56m)
Bedroom 2: 12'7 x 8'3 (3.84m x 2.52m)
Bedroom 3: 8'6 maximum x 8'2 (2.59m x 2.49m)
Bathroom
Separate Toilet

OUTSIDE

Car Port & Off Road Parking
Front & Rear Gardens
Shed

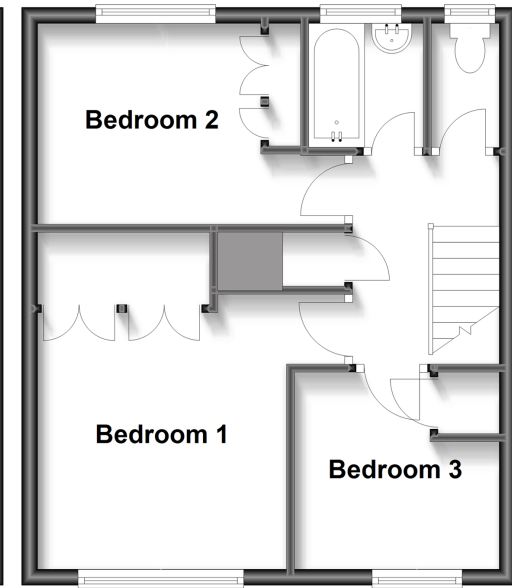
Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Call Chichester - 01243 786581 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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