



Price
£575,000

Freehold

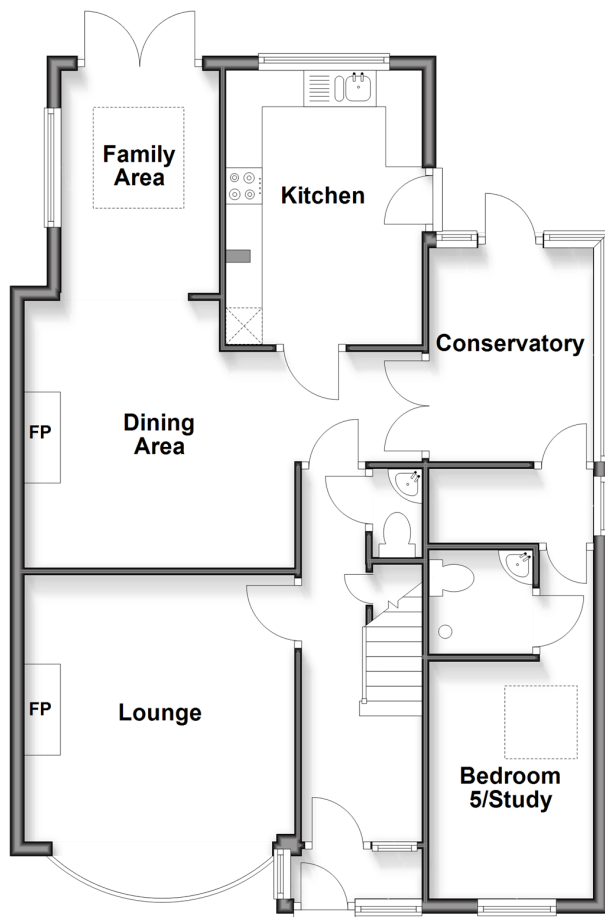
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**Graydon Avenue,
Chichester, West
Sussex, PO19**

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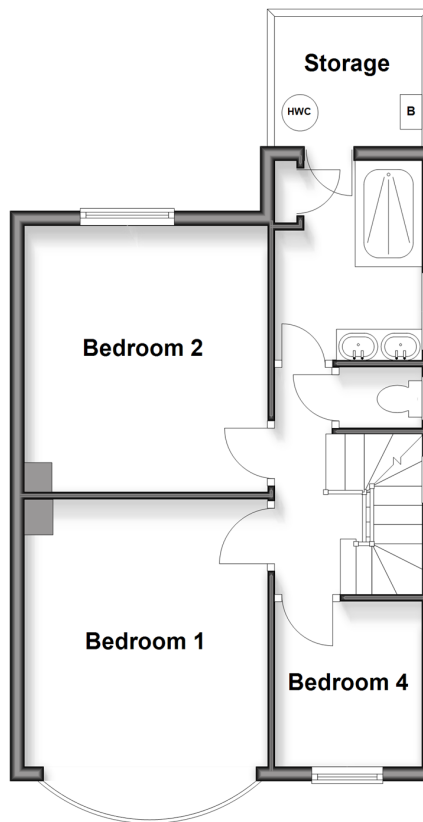
Ground Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



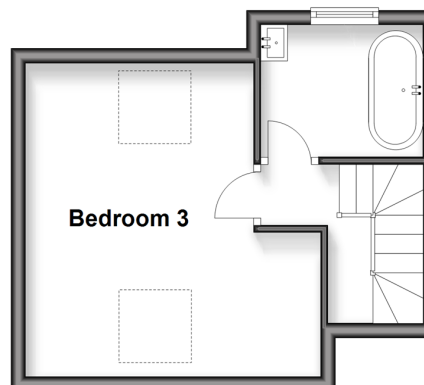
First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Second Floor

Approx. 23.9 sq. metres (256.7 sq. feet)



Accommodation

GROUND FLOOR

Porch & Entrance Hall

Lounge: 15'4 x 12'4 (4.68m x 3.76m)

Dining Area: 12'4 x 11'9 (3.76m x 3.58m)

Family Area: 9'0 x 8'6 (2.75m x 2.59m)

Kitchen: 12'4 x 8'10 (3.76m x 2.69m)

Conservatory: 9'5 x 7'1 (2.87m x 2.16m)

Cloakroom

Inner Hallway

En-Suite Wet Room

Bedroom 5/Study: 11'3 x 7'5 (3.43m x 2.26m)

FIRST FLOOR

Landing

Bedroom 1: 15'5 into bay x 11'1 (4.70m x 3.38m)

Bedroom 2: 11'9 x 11'1 (3.58m x 3.38m)

Bedroom 4: 7'5 x 6'8 (2.26m x 2.03m)

Storage

Shower Room

Separate Toilet

SECOND FLOOR

Landing

Bedroom 3: 13'6 into alcove x 10'4 (4.12m x 3.15m)

Bathroom

OUTSIDE

Off Road Parking

Rear Garden

Shed



Main features

- Substantial semi-detached house offering flexible accommodation throughout
- Impressive sized bedroom on second floor
- Benefits from a modern bathroom, shower room & wet room
- Bright, open planned dining & living spaces - ideal for families
- Private, enclosed rear garden
- Close to local shops & schools



Nearest Schools

St Richard's Catholic Primary 0.7 miles, Kingsham Primary 0.7 miles, Central CoFE Junior School 0.9 miles, Chichester High School for Girls 0.6 miles, Chichester High School for Boys 0.6 miles, Bishop Luffa C of E School, Chichester 0.9 miles, Chichester College 0.6 miles



Transport Information

Train Stations: Chichester 0.5 miles, Fishbourne 1.4 miles, Bosham 2.8 miles



Address

Graydon Avenue, Chichester, West Sussex, PO19



Directions

For directions to this property please contact us.



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Call Chichester Branch 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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