



Price
£275,000

Freehold

3x  1x  1x 

**St. James Road,
Chichester, West
Sussex, PO19**

cubitt&west
Helping you move forwards



Main features

- **Good-sized mid-terrace house in central Chichester**
- **Ample scope to add value & develop (subject to consents)**
- **Subject to an undisclosed Reserve Price**
- **Benefits from off road parking**
- **Ideal for investors or first time buyers**
- **Close to the local shops, schools & amenities**
- **Excellent public transport links including a mainline train station**

Accommodation

GROUND FLOOR

Porch
Lounge: 14'0 x 13'1 (4.27m x 3.99m)
Kitchen: 9'5 x 8'11 (2.87m x 2.72m)
Rear Lobby
Bathroom: 9'2 x 4'5 (2.80m x 1.35m)

FIRST FLOOR

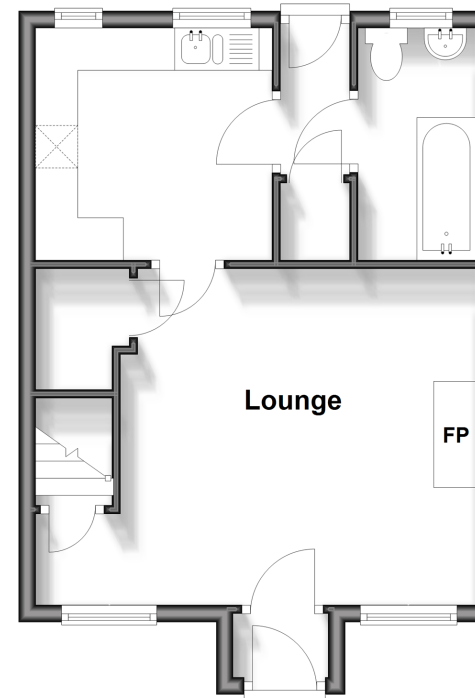
Landing
Bedroom 1: 15'10 x 10'2 (4.83m x 3.10m)
Bedroom 2: 12'8 x 7'11 (3.86m x 2.41m)
Bedroom 3: 9'2 x 8'11 (2.80m x 2.72m)

OUTSIDE

Off Road Parking
Rear Garden
Sheds

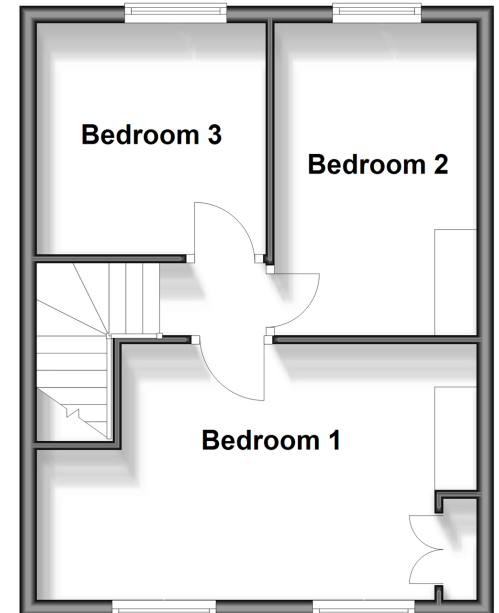
Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 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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