

CHARLES PECK

Sales • Lettings • Valuers



49 Winden Avenue, Chichester, PO19 7UZ
£479,500

A rare opportunity to acquire a detached house offering scope for modernisation and extension (STPP) within walking distance of the city centre.

Entrance hall | Sitting room | Dining room | Garden room | Kitchen | Landing |
Three bedrooms | Family bathroom

Front garden | Driveway | Good sized rear garden | Workshop | Garage

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

Winden Avenue is a very popular road, conveniently located within a short walk of Chichester City centre. It is therefore well placed for facilities such as shops, cafes, restaurants and public transport including the mainline railway station with direct services to London Victoria and destinations along the South Coast. The Chichester Festival Theatre is also nearby which holds an international reputation for producing work of a high quality. North of Chichester is Goodwood which holds many sporting and other events throughout the year. To the South, is the beautiful beaches of West Wittering alongside sailing from Chichester Harbour.

Entrance hall

Sitting room 13'7 x 12'0 (4.14m x 3.66m)

Dining room 13'5 x 8'11 (4.09m x 2.72m)

Kitchen 10'1 x 8'9 (3.07m x 2.67m)

Garden room 9'11 x 9'8 (3.02m x 2.95m)

Landing

Bedroom one 14'3 x 11'11 (4.34m x 3.63m)

Bedroom two 13'6 x 8'10 (4.11m x 2.69m)

Bedroom three 8'8 x 5'11 (2.64m x 1.80m)

Bathroom

Outside

To the front of the property is a garden and vehicle drive giving off-road parking. There is a pathway past the side of the house leading to the good size rear garden with greenhouse, outside WC and beyond this a workshop/shed. To the side of the property is shared access leading to the garage.

Tenure

Freehold

Council tax band

D



General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

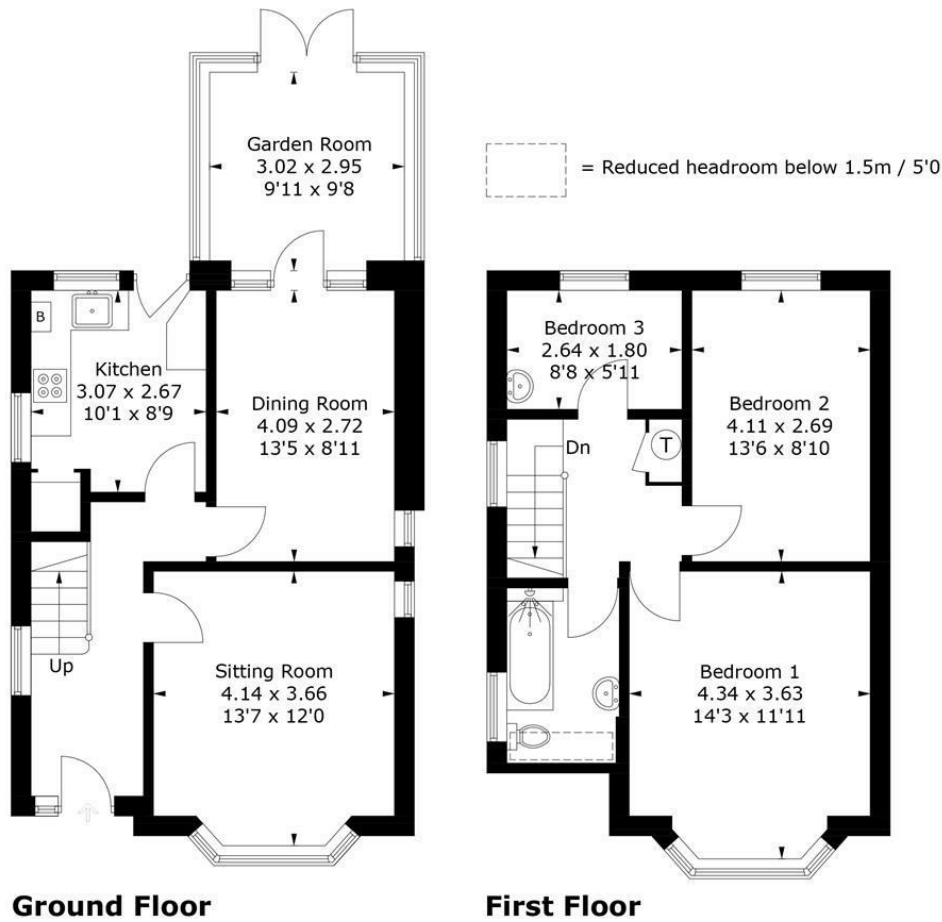
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Winden Avenue, PO19

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1018219)