



## 6 Littlefield Road, Chichester

A three bedroom semi-detached house requiring modernisation close to the centre of the city



- ▶ A 939 sqft semi-detached house
- ▶ Off-road parking and garage
- ▶ Walled rear garden
- ▶ Light and airy accommodation
- ▶ Convenient for city centre
- ▶ No onward chain

If you are looking for a project in the centre of Chichester with the distinct benefit of a garage and an off-road parking space, this three bedroom semi-detached house in Littlefield Road may well hold the keys to your next property purchase.

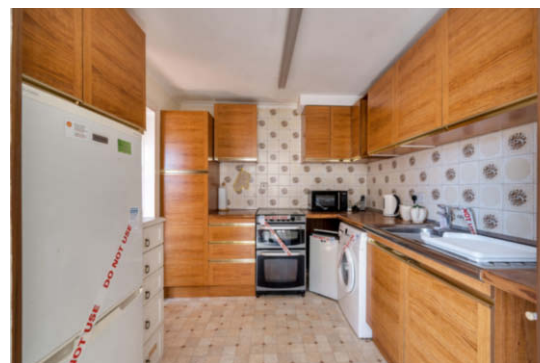
Situated in a small cul-de-sac just ½ mile level walk from the city centre shops, the property offers a great opportunity for modernisations and improvement.

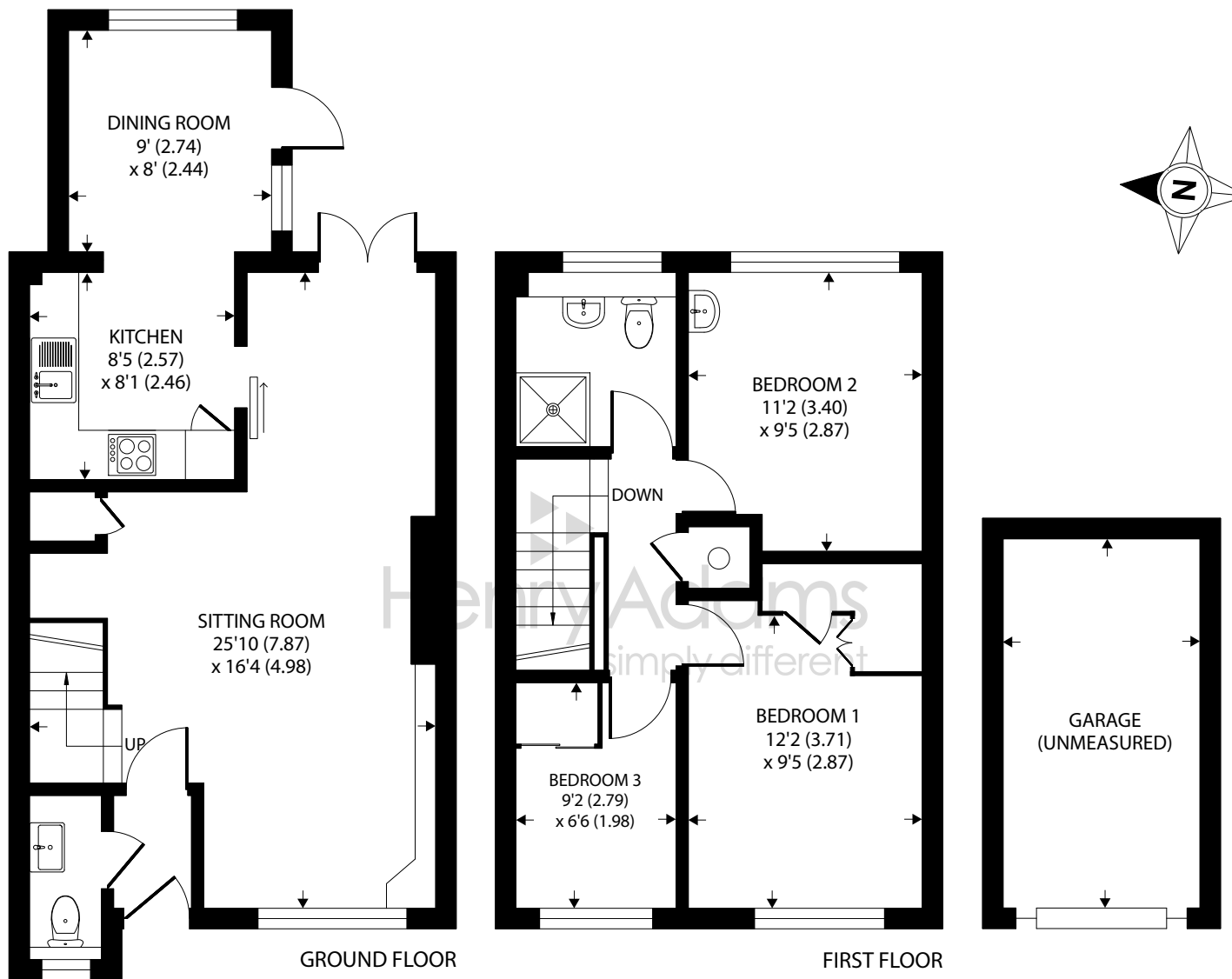
The bright accommodation includes a dual aspect sitting room/dining room, open plan kitchen and breakfast room and a ground floor cloakroom. On the first floor there are three bedrooms and a shower room.

The frontage is open plan with off-road parking for one car and there is a garage in a small compound at the end of the cul-de-sac. A side pedestrian access leads round to the courtyard style walled rear garden.

The property is offered for sale with no onward chain.

Chichester District Council - 23/24 Tax Band D £2,118.41





Approximate Area = 939 sq ft / 87.2 sq m (excludes garage)

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 cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed out of Chichester along The Hornet (A259) and after The Four Chesnuts public house turn right into Whyke Road (B2146). Take the second turning on the right into Cleveland Road. Take the second turning on the left into Littlefield Road and number 6 is at the end on the left.

<https://what3words.com/solar.golf.skinny>

