



134 Parklands Road, Chichester

A fabulous opportunity to personalise your new home in a popular location



- ▶ Semi-detached house
- ▶ Modernisation required
- ▶ Three bedrooms
- ▶ Long rear garden
- ▶ No onward chain
- ▶ Easy access to city centre and countryside
- ▶ Two reception rooms
- ▶ Off-road parking

A great opportunity to purchase a traditional three bedroom semi detached house requiring modernisation and improvement in the much sought after Parklands area. Situated about half a mile from the city centre, the property has the benefit of a private drive providing off-road parking and detached 32' garage* with an inspection pit.

On the ground floor there are two reception rooms and a kitchen. The dining room has French doors opening to a conservatory overlooking the long rear garden. Upstairs there are three bedrooms, a bathroom/WC.

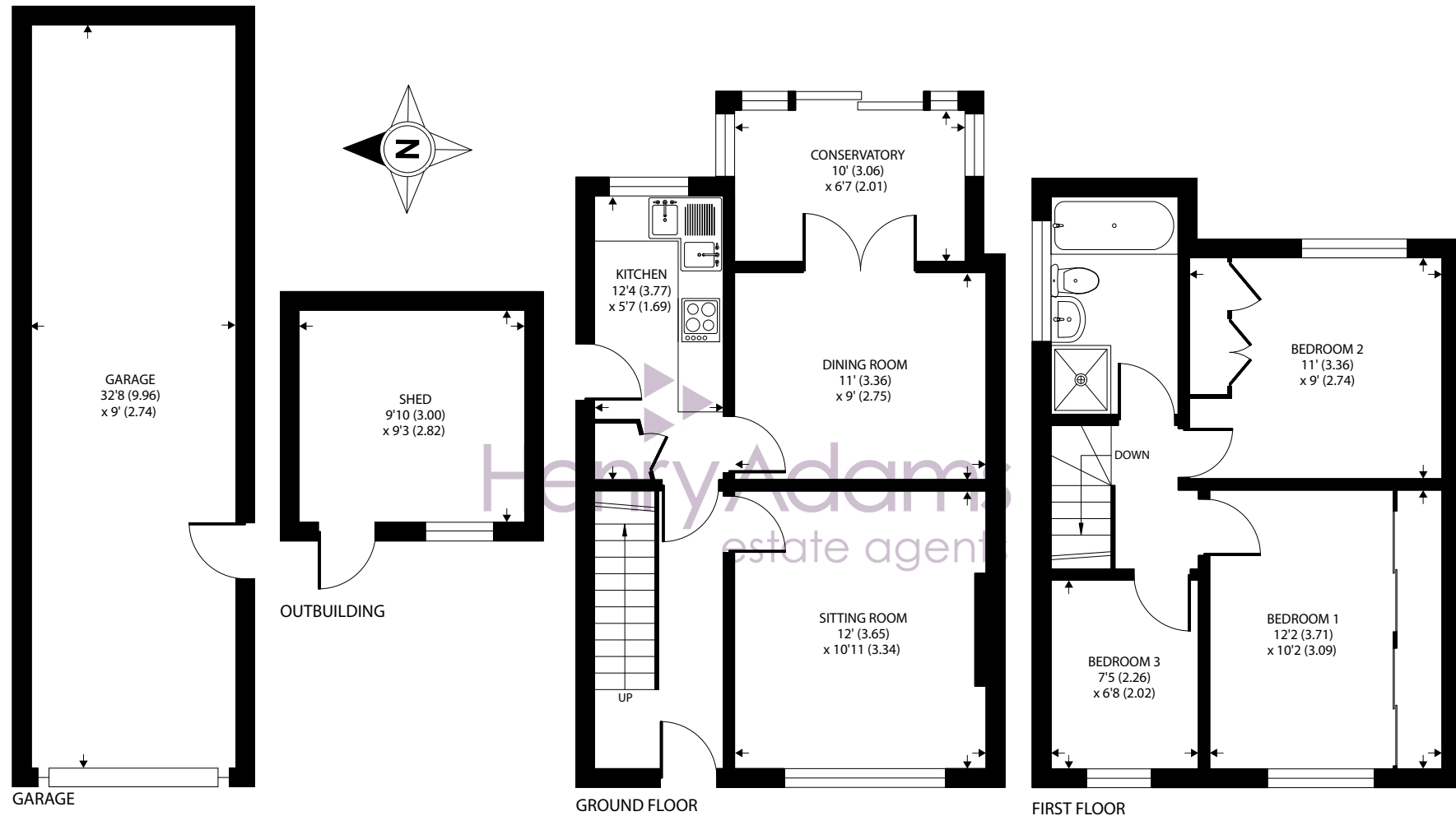
Outside the frontage lends itself to creating an additional parking space if desired. The drive is fairly narrow and extends the full depth of the house to the garage. A side gate opens to the rear garden which has a large rose bed, giving way to lawn. There are two mature trees and a large shed at the far end.

The property is offered for sale with no onward chain.

*Agents note: The garage walls are constructed of asbestos which has been analysed and verbally confirmed as not crumbling and therefore safe if not disturbed

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





Approximate Area = 848 sq ft / 78.7 sq m

Garage = 294 sq ft / 27.3 sq m

Outbuilding = 91 sq ft / 8.4 sq m

Total = 1233 sq ft / 114.4 sq m

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

From the Northgate circulatory system take the B2178 St Paul's Road signposted to Funtington. After the pedestrian crossing take first turning on the left into Parklands Road. Number 134 is on the left shortly after the turning to Walnut Avenue.

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