



40 Walnut Avenue, Chichester

Guide Price £550,000

 Henry Adams
estate agents

40 Walnut Avenue

Chichester, Chichester

Presenting a unique opportunity to own a tastefully extended three-bedroom semi-detached house in the sought-after Parklands area of Chichester. This impressive property boasts a spacious interior layout complemented by a wealth of natural light, creating a warm and welcoming ambience throughout. The ground floor features a well-appointed kitchen, a living room and a separate dining room.

The first floor offers three generously sized bedrooms, the main bedroom includes a dressing room/dressing area, providing ample storage space. Additionally, the property benefits from a large west-facing garden, offering the perfect setting for outdoor activities and al fresco dining. Driveway parking for multiple vehicles.

Conveniently located in a popular residential area, this property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for families or professionals seeking a home in a desirable location.

From Chichester Northgate circulatory system, proceed north west onto the B2178 St Pauls Road, signposted to Funtington. After the pedestrian crossing take the next turning on the left into Parklands Road. Take the first turning on the right into Walnut Avenue.

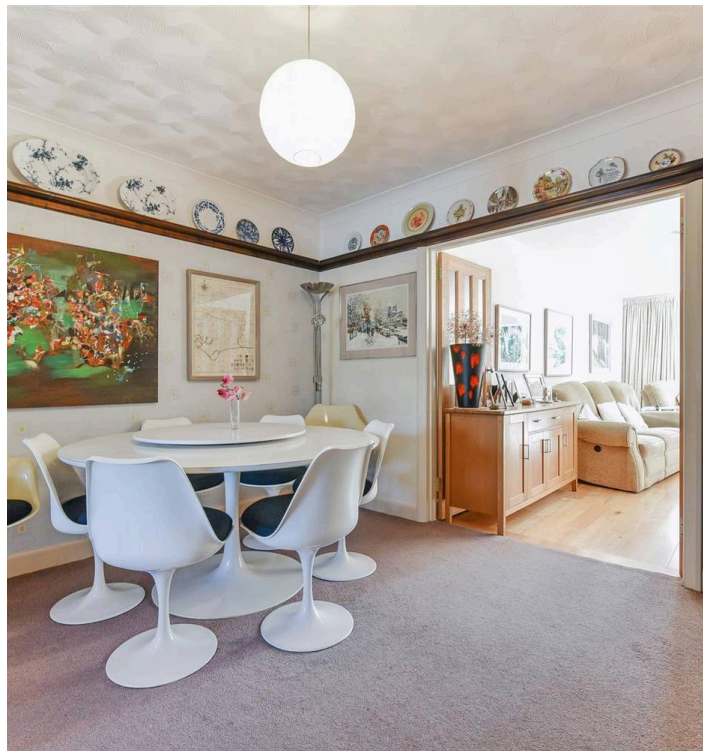
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

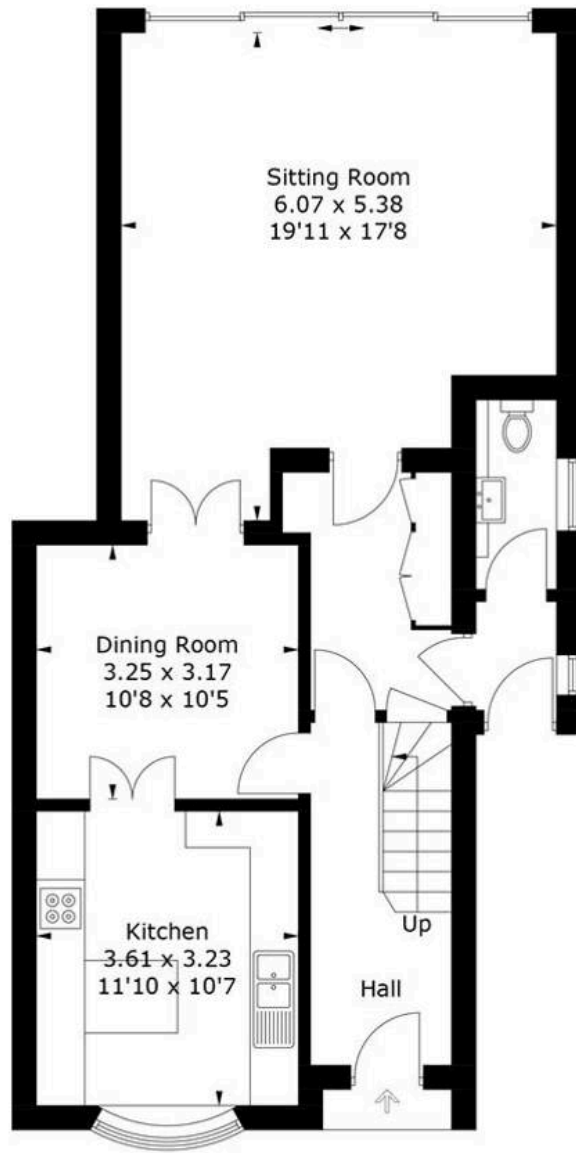
EPC Environmental Impact Rating: E

- Extended three bedroom semi-detached home
- Large large west facing garden
- Ample car parking

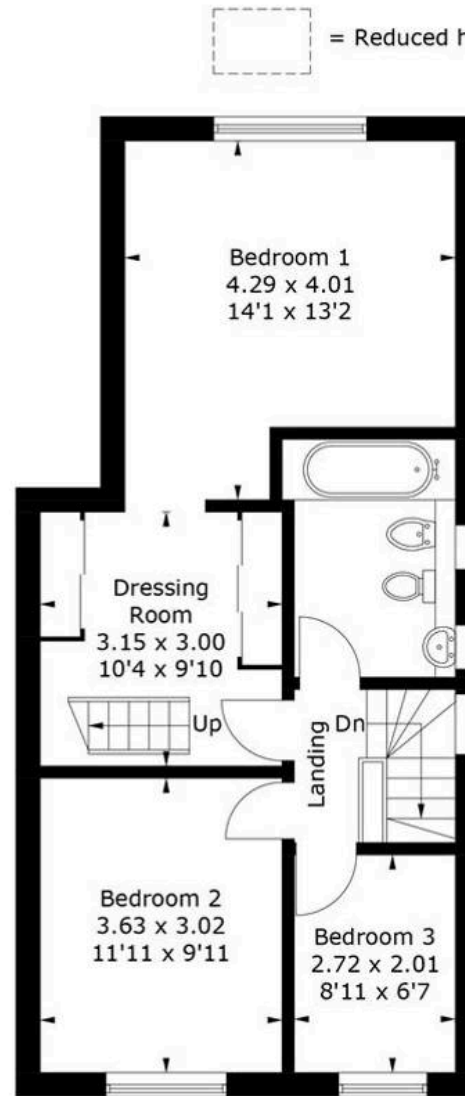


Walnut Avenue, PO19

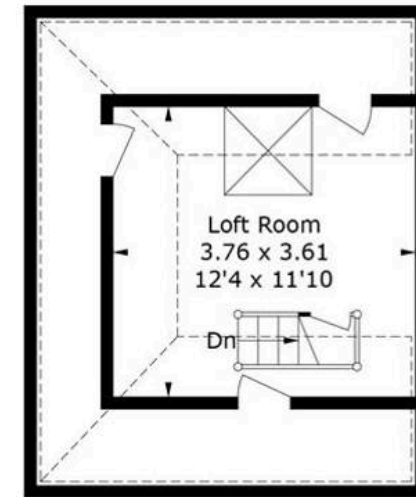
Approximate Gross Internal Area = 154.8 sq m / 1666 sq ft



Ground Floor



First Floor



Second Floor

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. (ID1128681)



Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk/

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.