



221 Oving Road, Chichester, PO19 7EJ

Guide Price £480,000

 **Henry Adams**  
estate agents







## 221 Oving Road, Chichester

A semi-detached period property in need of modernisation .

- Semi-detached period cottage
- South facing rear garden
- Located east of Chichester city centre
- Conservatory
- Large basement 4.2m x 9m
- Double glazing
- Five bedrooms

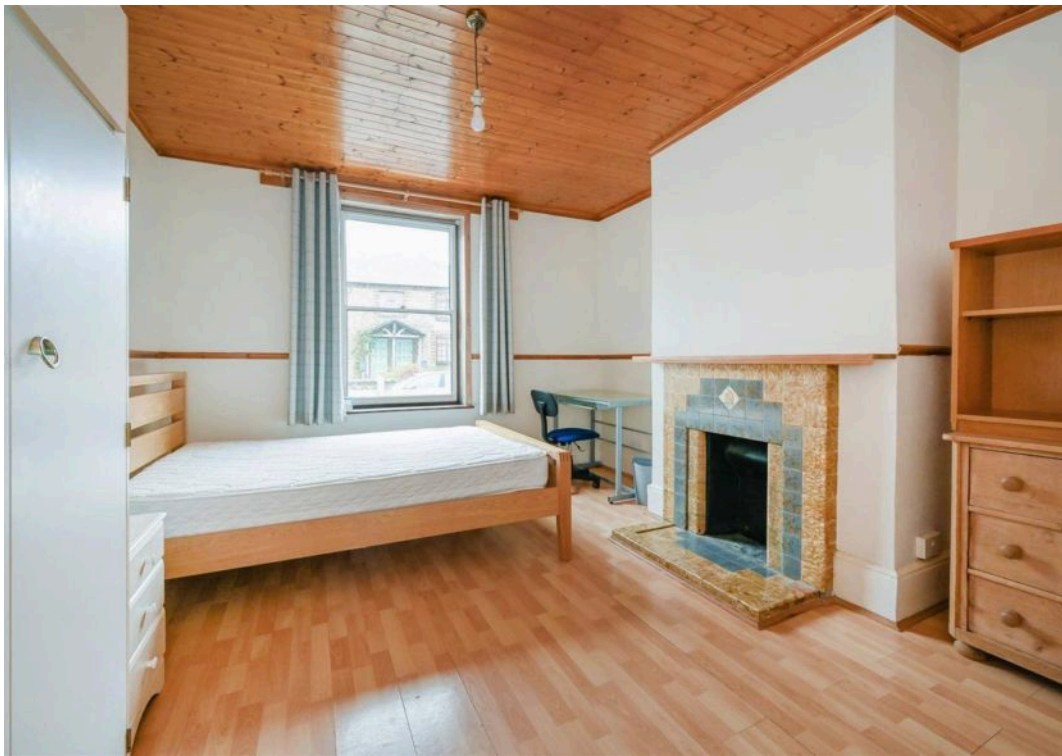
Presenting a unique opportunity to acquire this charming 5 bedroom semi-detached period cottage located just a short distance from the vibrant centre of Chichester. This characterful property boasts a new roof, recently completed within the last few years. The property would benefit from modernisation and has great potential.

On the ground floor, you will find an open plan lounge and dining room, a versatile bedroom/study, and a spacious kitchen. Additionally, there is a conservatory accessible from the kitchen, along with a shower room. The property also features stairs leading to a basement.

The first floor features four well proportioned bedrooms, some of which include built-in storage. Additionally, there is a family bathroom on this level.

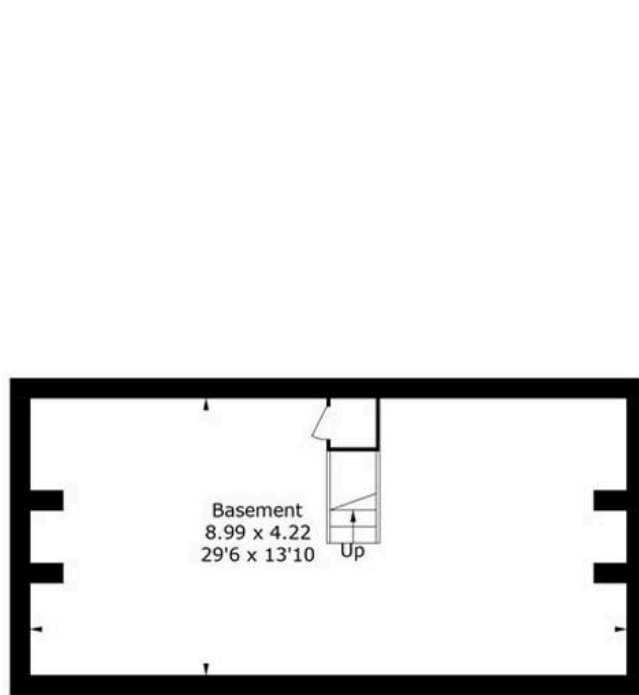




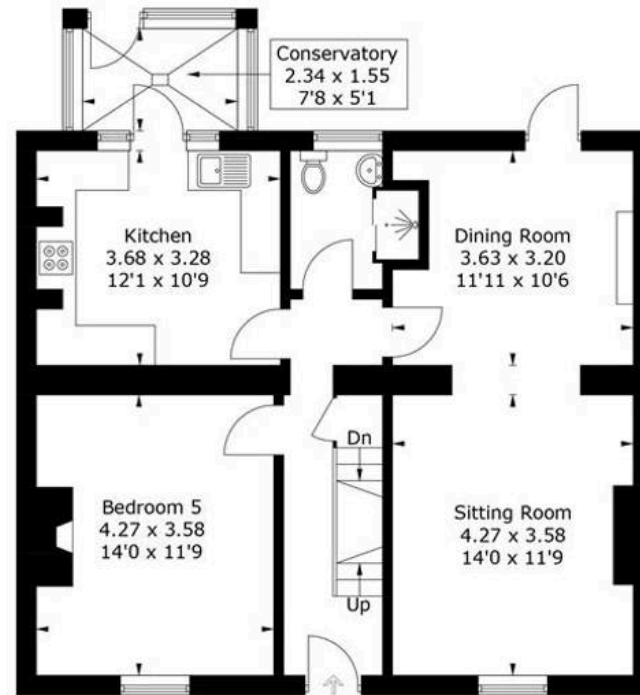


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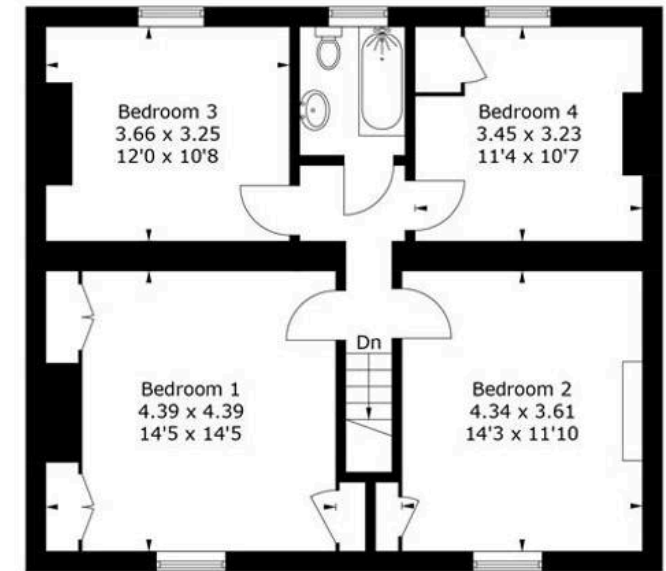
Approximate Gross Internal Area = 148.6 sq m / 1599 sq ft  
Basement = 38 sq m / 409 sq ft  
Total = 186.6 sq m / 2008 sq ft



**Basement**



**Ground Floor**



**First 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. (ID1103705)



Outside - Situated facing south, the garden is predominantly lawned and complemented by a shingle seating area.

This property is strategically positioned within close proximity to the centre of Chichester, offering easy access to a range of amenities, including shops, restaurants, and cultural attractions. The convenience of urban living is balanced with the tranquillity of a peaceful residential setting, providing the best of both worlds. In summary, this 5 bedroom semi-detached period cottage is brimming with potential and charm. With its attractive features, versatile layout, and enviable location, this property presents an exciting opportunity for those seeking a unique and character-filled home in the heart of Chichester.

Location - Oving Road is located just to the east of Chichester's vibrant and historic city centre and is within easy reach of the many shops, cafes, pubs, restaurants that the city has to offer along with notable attractions such as The Pallant House Gallery and Festival Theatre. Chichester also has a mainline rail station offering services to London Victoria. To the north lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south of the city is the Chichester Harbour area, its clam waters perfect for sailing and water sports. At the entrance to the harbour lie the beaches of West Wittering and East Head.

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://henryadams.co.uk)

