





## 14 Alexandra Road, Chichester

Semi-detached house situated within the city-centre with views over green space.



- ▶ No onward chain
- ▶ Some modernisation required
- ▶ Galley kitchen
- ▶ Modern bathroom
- ▶ On-street permit parking
- ▶ Semi-detached house
- ▶ Separate sitting room and dining room
- ▶ Three bedrooms
- ▶ East facing garden

Requiring some modernisation and updating, is this three-bedroom semi-detached house, which enjoys views out to the front over Litten Gardens recreational park, a lovely green space close to the heart of the city centre.

The property offers well-proportioned accommodation and has the potential to create an excellent home. The property could also be extended to the rear subject to the necessary planning permissions.

On entering, there is a hallway which leads to the sitting room which has a lovely westerly aspect out of a bay window, a separate dining room and galley kitchen.

Upstairs you have three bedrooms with the principal room and the single bedroom to the front, allowing for views out to Litten Gardens recreational park. The modern bathroom has a bath with overhead shower and white fittings.

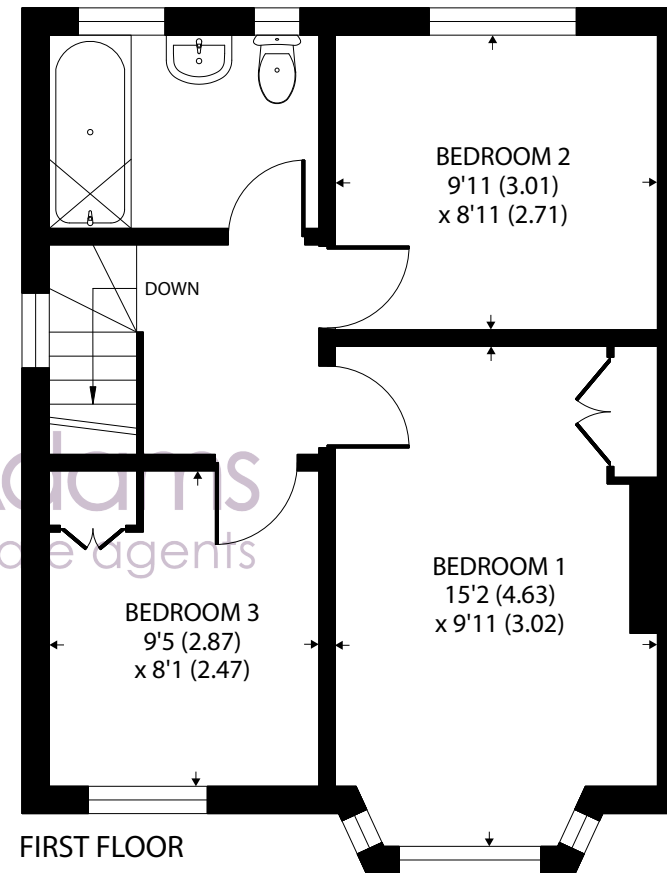
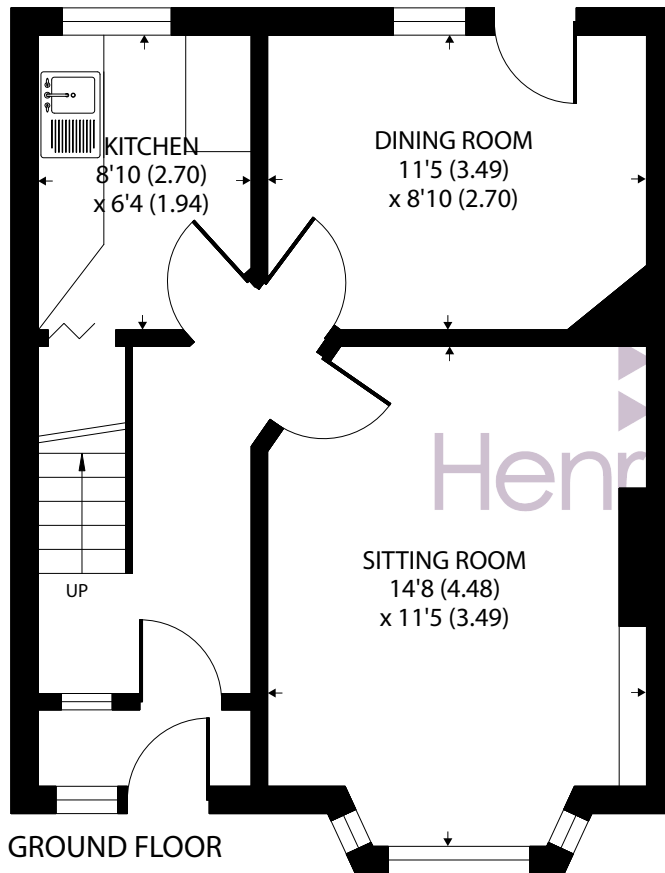
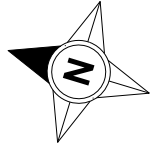
To the rear is an east facing garden that is mainly laid to lawn with a side access gate.

Permit parking can be applied for with Chichester District Council.

The property is being 'Sold as Seen'

Chichester District Council - 24/25 Tax Band D £2,225.10





Approximate Area = 846 sq ft / 78.5 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 property can be found within quarter of a mile level walk of the pedestrianized city centre and occupies a wonderful position with views over Litten Gardens recreational ground. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a service to London Victoria. Goodwood is famous for its many event days. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area has beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

From Eastgate Square, proceed along St Pancras and bear left into New Park Road. Continue to the end of the park on your right, then turn right into Litten Terrace and right again into Alexandra Road. Number 14 is  $\frac{3}{4}$  quarters of the way down on the left. what3words - wiped.frames.claim

