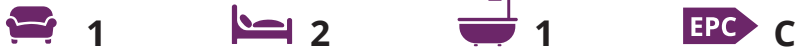




## 17 Otway Road, Chichester

A terraced house situated close to Chichester city centre.



- ▶ Mid terrace house
- ▶ Modern kitchen
- ▶ Two double bedrooms
- ▶ South facing garden
- ▶ No onward chain
- ▶ Sitting room
- ▶ Cloakroom
- ▶ Modern bathroom/WC
- ▶ Allocated parking
- ▶ Gas central heating

Situated on the popular Roussillon Barracks development close to the heart of Chichester city centre, lies this modern terrace house.

Built circa 2013, on the ground floor there is a hallway which is open plan to the modern kitchen which has various kitchen appliances. The sitting room enjoys a southerly aspect and has double doors leading out to the garden. A cloakroom can also be found on the ground floor. Two double bedrooms, both with fitted wardrobes, and a bathroom/WC with shower over the bath can be found on the first floor.

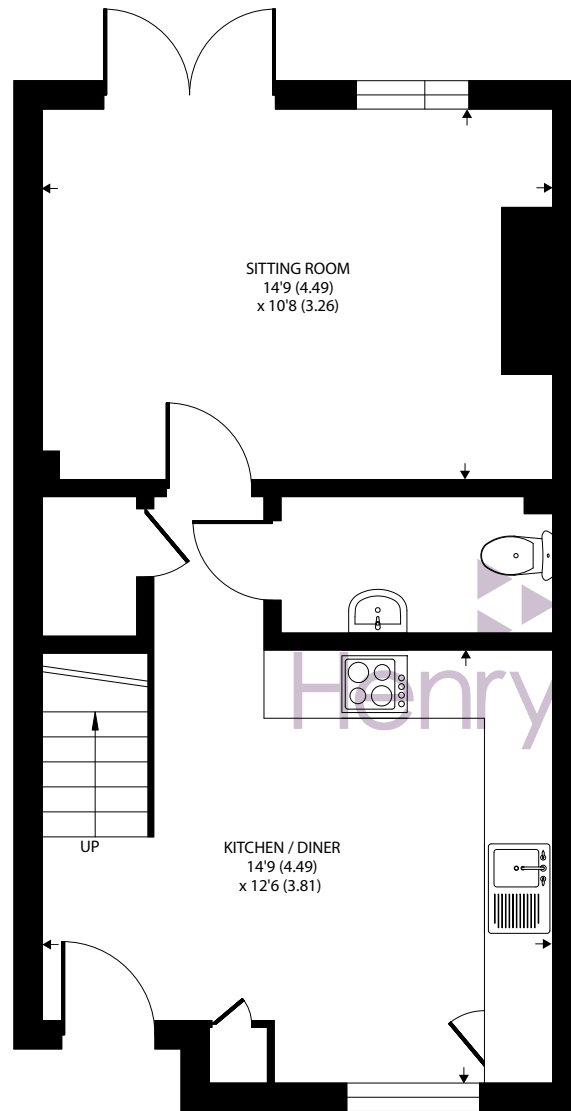
The enclosed rear garden enjoys a southerly aspect which has paving and artificial grass for low maintenance. There is a garden shed and a gate allowing rear access.

The property is offered for sale with gas central heating, allocated parking and the advantage of no onward chain.

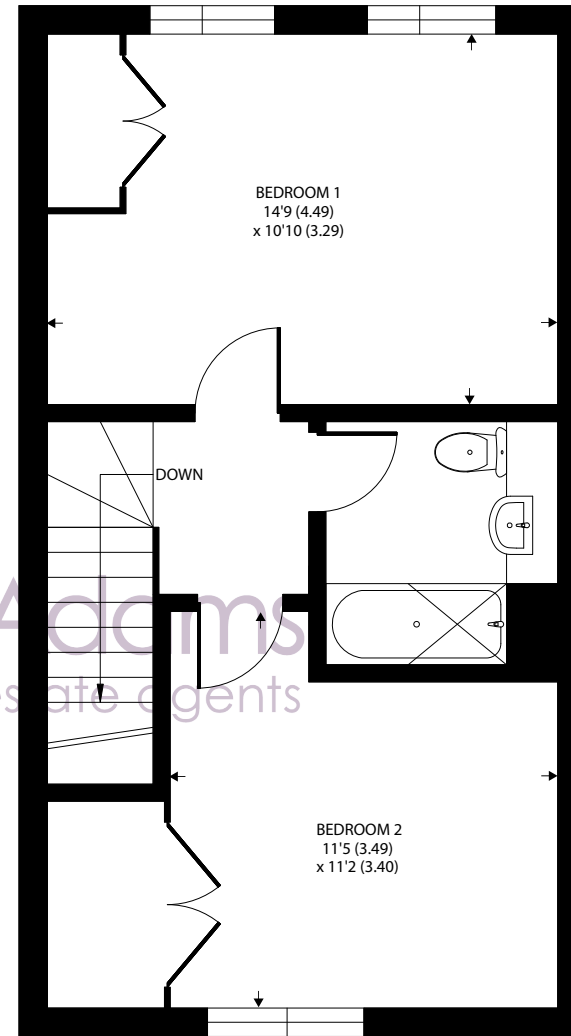
Estate Management Charge – approx. £450 pa

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





GROUND FLOOR



FIRST FLOOR

Approximate Area = 819 sq ft / 76 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

Nearby there is a convenience store, doctors' surgery with pharmacy and there is a bus service into Chichester. 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 excellent 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 north out of Chichester along the A286, Broyle Road (signposted to Midhurst). Pass Oaklands Park on your right and take the second turning on the right into the Roussillon development. Turn left at the 'T' junction and right at the end into Richmond Avenue. Turn left into Osborn Mews where the property will be found at the end on the right. what3words (parking) - deputy.wool.adjust

