



13 Langton Road, Chichester, PO19 3LY

Offers In Excess Of £350,000

 Henry Adams
estate agents



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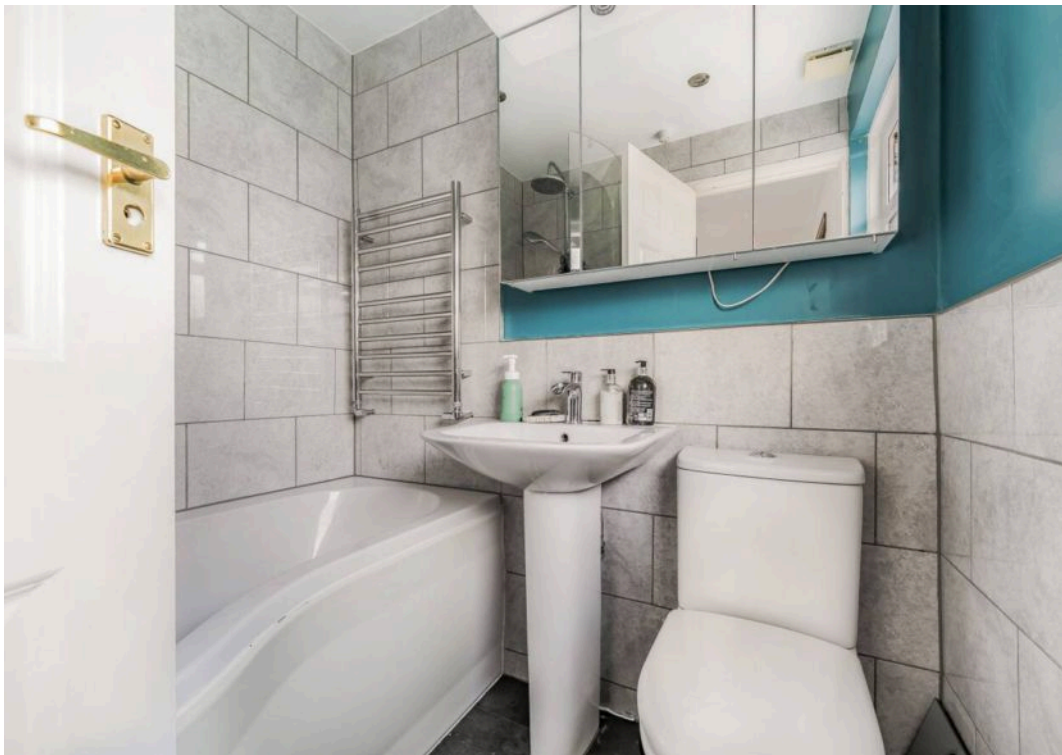
A most impressive semi-detached house with a large garden and off-road parking

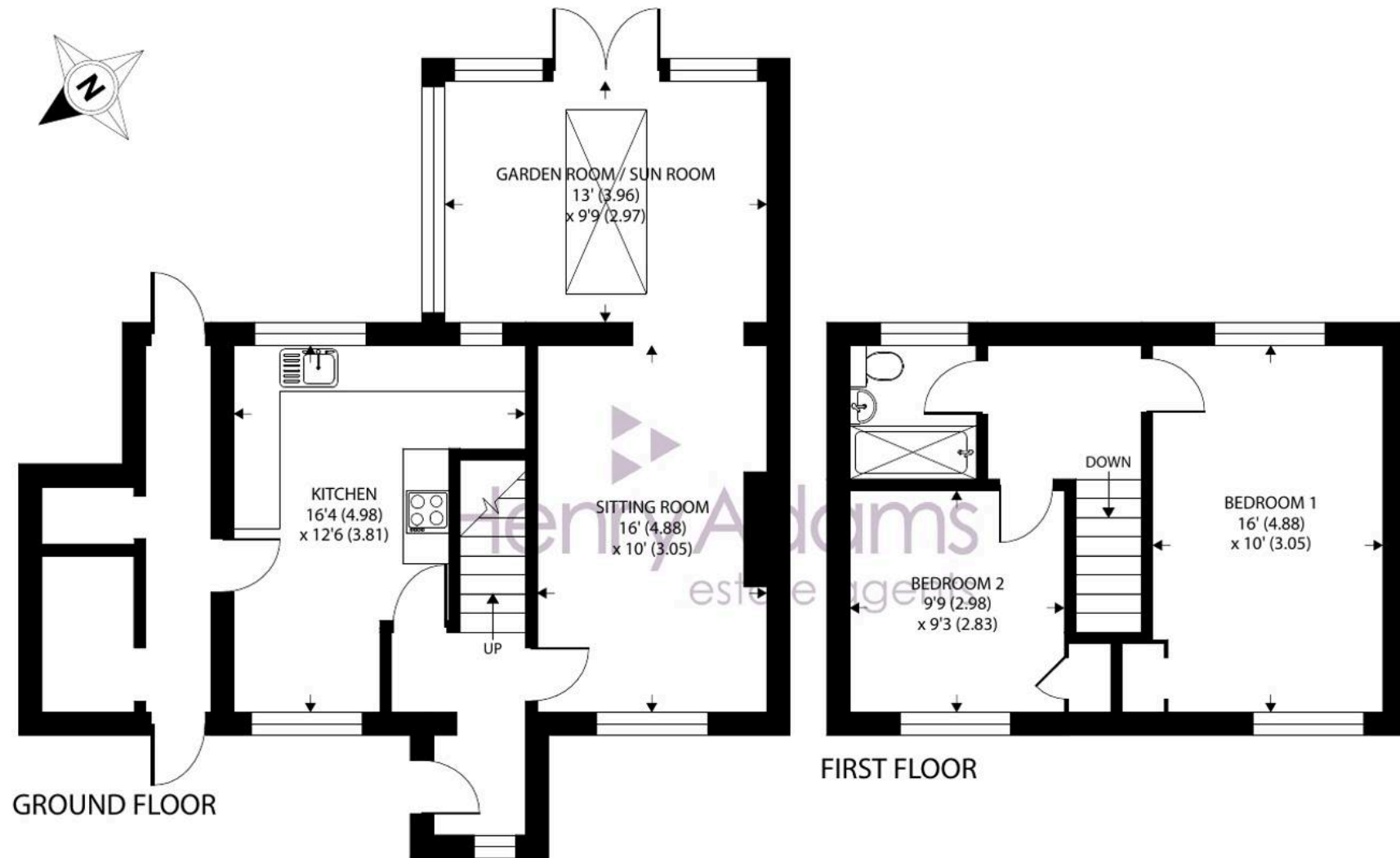
- Spacious 1,046 sqft accommodation
- Dual aspect sitting room and kitchen
- Bright garden room/sun room
- Recently repaved double-glazed windows
- Modern kitchen and bathroom
- Two well-proportioned bedrooms
- Large garden and off-road parking

A bright and spacious two-bedroom semi-detached house complemented by a large garden. This impressive home is situated in a cul-de-sac position on the popular Parklands estate, about a mile level walk from the city centre.

The well-presented accommodation includes a dual aspect sitting room. This room is open plan to a fine garden room/sunroom with a sloped ceiling incorporating low voltage downlighters and a central glass section allowing natural sunlight to flood into the room. There is a modern dual aspect kitchen/dining room with classic white shaker style cupboards and an integrated double oven, gas hob, cooker hood and a wine cooler. The original side access has been enclosed with doors front and rear to create a useful storeroom. Upstairs there are two well-proportioned bedrooms and a modern bathroom. Many of the windows have recently been replaced with new UPVC units.







Approximate Area = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



Outside - A block paved driveway provides off-road parking at the front of the property. The large rear garden is predominantly laid to lawn and has a paved patio with a pathway leading to a second seating area at the far end.

Chichester District Council - 23/24 Tax Band C £1,977.87

EPC-D

Directions - what3words - whizzing.uplifting.awakening

Location - Located in the sought after Parklands area of Chichester, close to countryside and the Centurion Way cycle path, linking West Dean and Chichester, nearby there is a parade of local shops, primary and secondary schools. The city centre offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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.

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

