



28 Osborne Crescent, Chichester, PO19 7QJ

Guide Price £250,000

 **Henry Adams**
estate agents



28 Osborne Crescent, Chichester

A two bedroom semi-detached house providing an ideal project.

- No onward chain
- Entrance hall
- Sitting room
- Kitchen
- Conservatory
- Two bedrooms
- Shower room & separate cloakroom
- Paved garden
- Allocated parking space

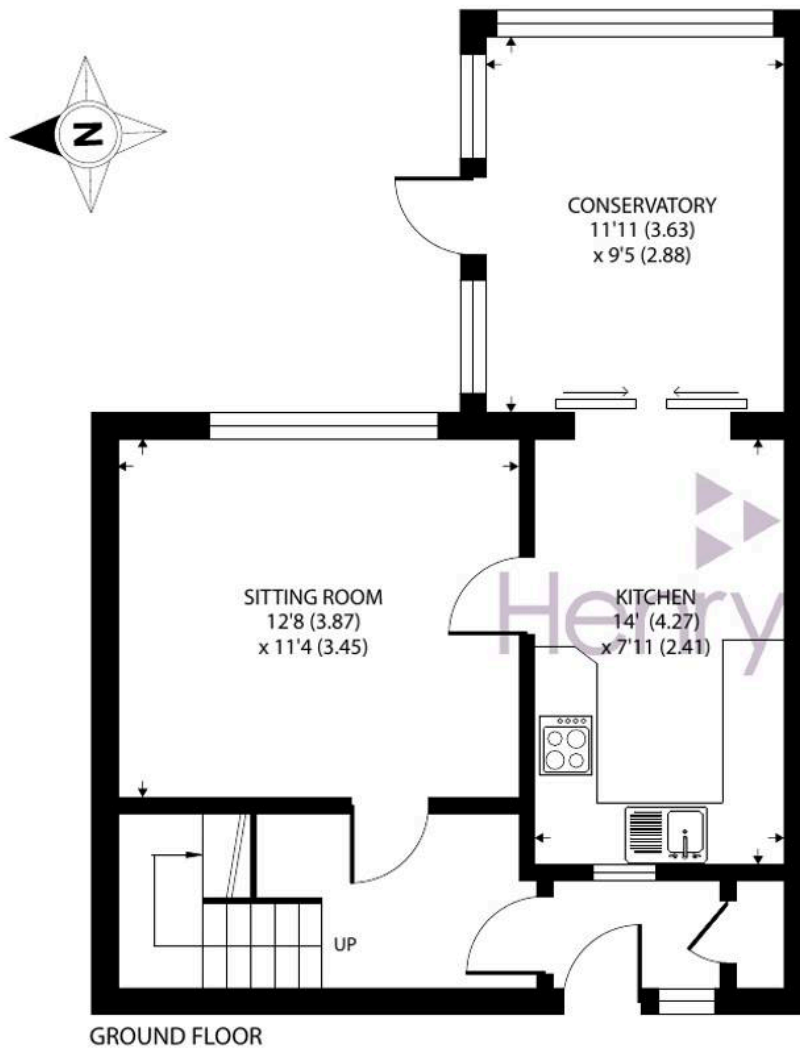
An excellent opportunity to purchase a two bedroom semi-detached house on the periphery of Chichester requiring modernisation and improvement. The property is situated on the popular Arundel Park development, which is about a mile level walk for the city centre, with easy access to the A27.

Approached via a communal courtyard to the front of the property, the front door opens to an enclosed porch with a large store to one side and main front door to the entrance hall on the other. The ground floor accommodation comprises a sitting room overlooking the rear garden, a kitchen and a conservatory. On the first floor, there are two bedrooms, a shower room and separate cloakroom.

The rear garden is mainly hard landscaped with a side gate opening to a parking space.







Osborne Crescent, Chichester, PO19

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



Location - 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 superb 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 east out of Chichester along the Bognor Road (A259). After passing the Co-operative, turn left into Florence Road. Take the first turning on the right into Windsor Road and proceed to the end. At the end turn left into Osborne Crescent and the property is on the right and is approached by foot via the communal courtyard. what3words - noddled.zebra.fines. Vehicular access to the parking is the next turning on the right and towards the rear.

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-D

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.

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