



28 Florence Road, Chichester, PO19 7TE

Guide Price £350,000



## 28 Florence Road, Chichester

A period house situated close to the city centre.

- Character period house
- Two double bedrooms
- Sitting room
- Modern kitchen
- Ground floor bathroom/WC
- Garden
- Vacant possession

A delightful period terraced house situated close to the heart of Chichester city centre and its amenities. The property offers a blend of character and modern fittings.

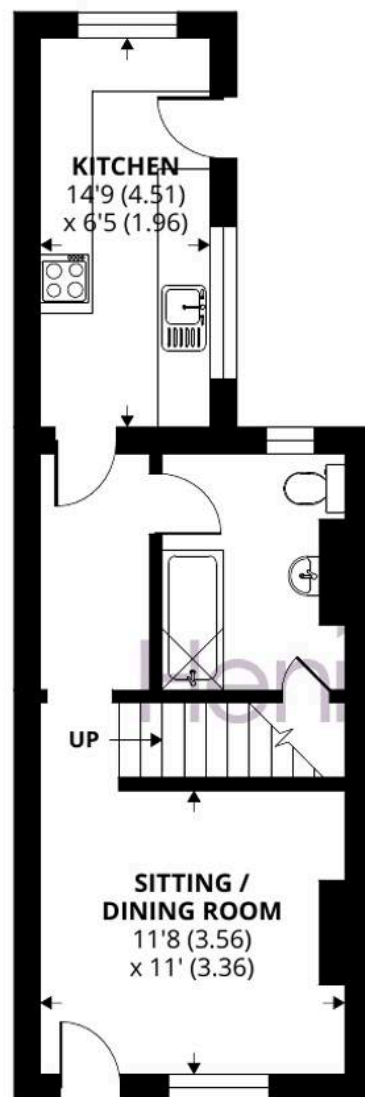
On the ground floor a sitting room can be found along with a modern kitchen which provides access to the garden. A modern bathroom/WC can also be found on the ground floor. On the first floor there are two double bedrooms with the one at the front having views over Florence Park recreational ground.

A courtyard garden can be found to the rear and non-permit parking is available at the front. The property is also offered with the benefit of vacant possession.

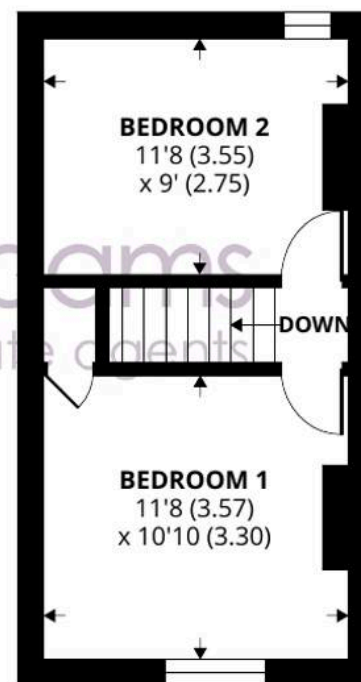
Chichester District Council - 25/26 Tax Band C £2,077.38  
EPC-D







**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 655 sq ft / 60.8 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. The property is half way down on the right, opposite Florence Park recreational ground. what3words - firmly.magic.sizes

**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)

