



106 Sherborne Road, Chichester, PO19 3AL

Guide Price £495,000

 Henry Adams
estate agents

106 Sherborne Road, Chichester

A chain free, beautifully refurbished house close to local schools.

- Extended three bedroom end of terrace house
- Beautifully presented
- Refurbished throughout
- Newly installed electrics, plumbing and plastering
- Sitting room with attractive log burner
- Spacious open-plan kitchen/family room with doors leading out to decked area in rear garden
- Utility room and ground floor shower room/WC
- Modern bathroom/WC
- Long rear garden with useful outbuilding
- Driveway

This beautifully presented and extensively refurbished three-bedroom end-of-terrace home is the perfect choice for families seeking style, space and comfort. Tastefully updated throughout including new electrics, plumbing and plastering. This property blends contemporary finishes with practical design to suit modern living.

Step into a bright and welcoming sitting room, complete with an attractive log burner, ideal for cosy evenings. The heart of the home is the spacious open-plan kitchen and family room, thoughtfully designed to accommodate daily life and entertaining, with patio doors leading out to a lovely decked area and the expansive rear garden.





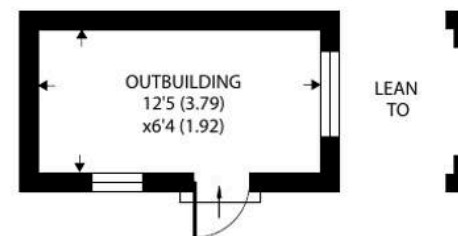
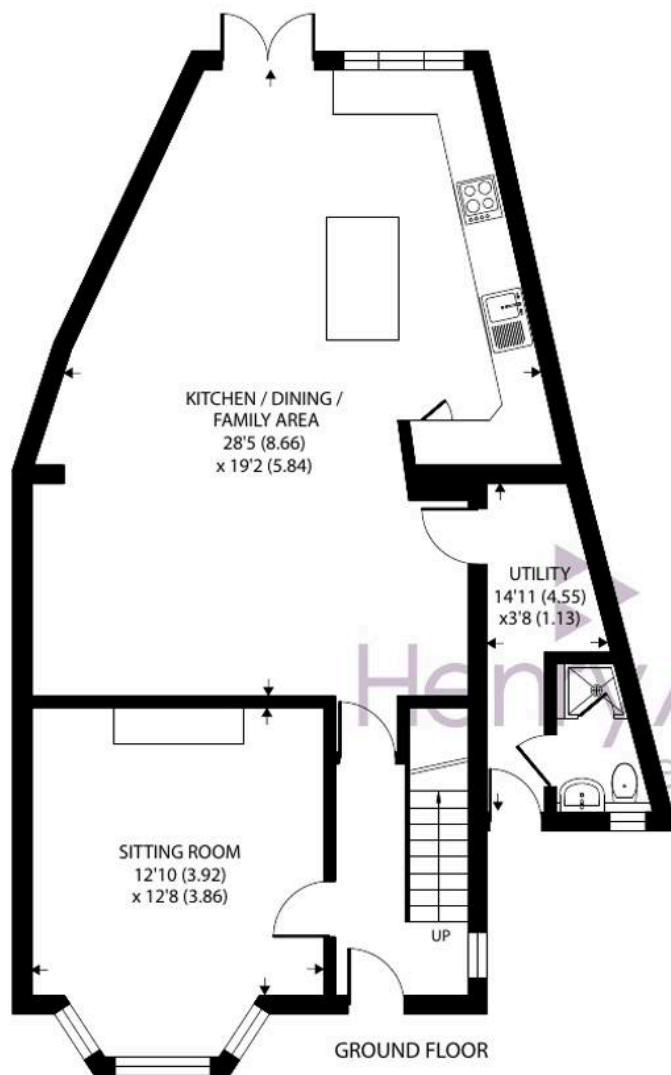
The ground floor also benefits from a useful utility room and a stylish shower room/WC for added convenience. Upstairs, there are three bedrooms and a sleek, modern family bathroom.

Outside, the property offers a private driveway and a long rear garden with a versatile outbuilding, perfect for storage, a home office or a creative workspace.

Offered chain-free and ready to move into, this home is a rare find being close to popular local schools. Viewing is highly recommended to appreciate all that it has to offer.







Approximate Area = 1303 sq ft / 121 sq m
Shed = 78 sq ft / 7.2 sq m (excludes lean to)
Total = 1381 sq ft / 128.2 sq m

For identification only - Not to scale



Location - The sought after Parklands area of Chichester is close to countryside and the Centurion Way cycle path, linking West Dean and Chichester. Located within a level walk of the city centre, the property enjoys a convenient location within close proximity to primary and secondary schools and other local amenities. The city centre of Chichester 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.

Directions - From the Northgate circulatory system, proceed north west along St Pauls Road (B2178). Pass Parklands Road on your left and proceed up the hill and take the next turning on your left into Sherborne Road. The property is on the left just after the second turning on the right into Newlands Lane. what3words - cried.pushy.movies

Chichester District Council - 25/26 Tax Band D £2,337.06

EPC-C

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

