



# Next End

Queens Avenue,  
Chichester, PO19 8QB

Guide Price £499,950

We are delighted to present this unique opportunity to acquire an extended, 1950's detached house, coming to the market for the first time since construction.

Nestled on the outskirts of the picturesque cathedral city of Chichester, this property offers immense potential for modernisation and personalisation.

The ground floor boasts a very spacious sitting room, retaining some charming original features, and enhanced by French doors leading to the expansive garden. The kitchen provides ample space for culinary creativity, whilst the separate study offers versatility for family living and home working.

Upstairs, you will find four generously sized double bedrooms, some benefiting from dual aspect views and fitted cupboards. One bedroom features a corner shower, presenting the exciting potential to create a proper en suite if desired. A family bathroom completes the first floor accommodation.

Externally, the property enjoys a wonderful position with wrap-around gardens, perfect for outdoor entertaining and relaxation. Offered with no forward chain, this home is a blank canvas ready for a new chapter.

This is a rare chance to transform a well loved family home into your dream residence, just a short distance from the vibrant amenities and historical charm of Chichester. Don't miss out on this exceptional opportunity!



## LOCATION

The property is located within walking distance of Chichester Town Centre where the skyline is dominated by the 12th century cathedral. Here you will find an abundance of shopping facilities from designer outlets to independent retail establishments. Additionally, there is a vast range of cafes, restaurants & leisure facilities as well as various parks and open green space to enjoy. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course and Goodwood which has a full horse racing calendar and also plays host to various events such as the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

## Tenure

Freehold

## Council Tax

Band F

## EPC

F

## Entrance Hall

Study/Bedroom 5 12'1" (3.68m) x 7'10" (2.39m)

## Cloakroom

Sitting Room 25'11" (7.9m) x 13'6" (4.11m)

Kitchen 18'4" (5.59m) x 9'5" (2.87m)

## First Floor Landing

Principle Bedroom 16'9" (5.11m) x 15'9" (4.8m)

Bedroom 2 13'9" (4.19m) x 13'7" (4.14m)

Bedroom 3 13'6" (4.11m) x 9'5" (2.87m)

Bedroom 4 8'5" (2.57m) x 7'8" (2.34m)

## Family Bathroom

Garage 16'8" (5.08m) x 8'0" (2.44m)

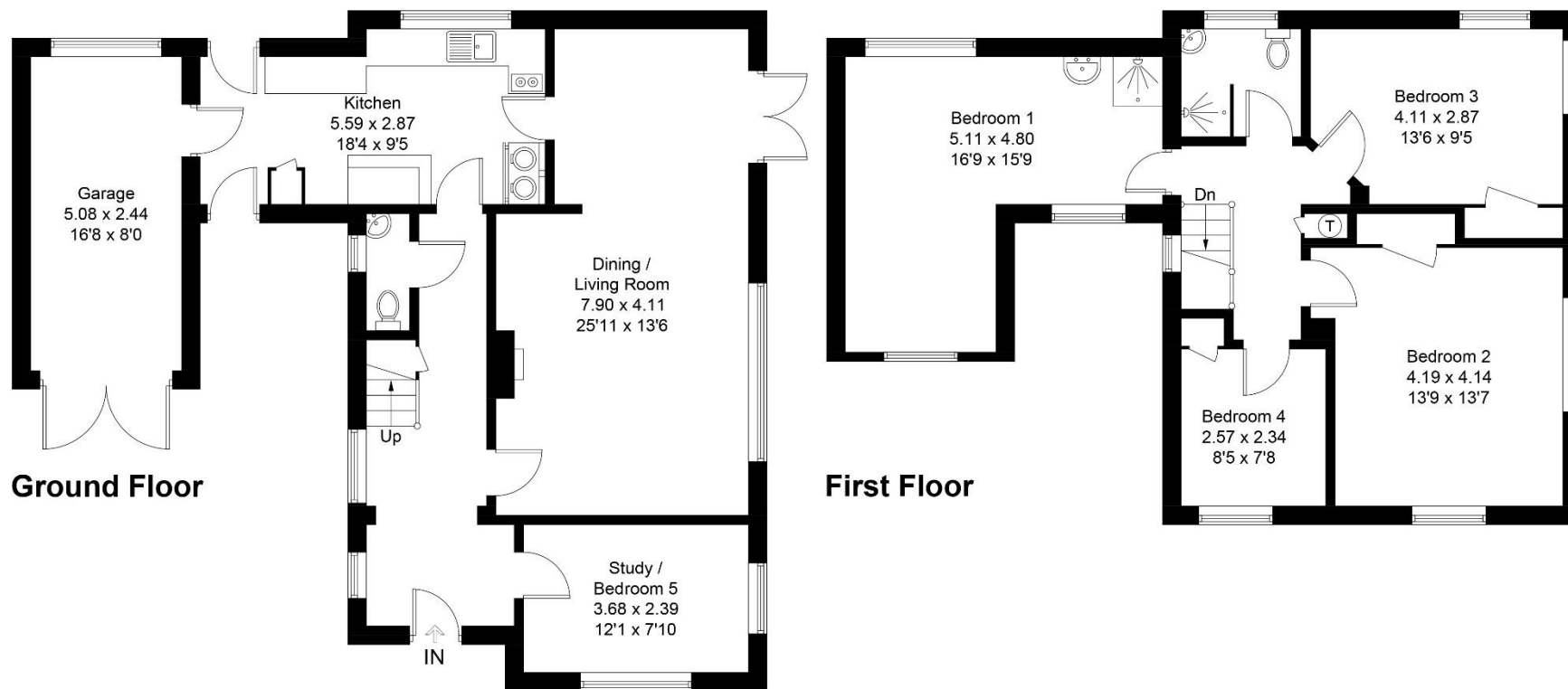
## Car Port





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Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft  
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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