



22 Kent Road, Chichester, PO19 7NH

£335,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Rooms

SW

Sims Williams

## Key Features

- Superb Semi Detached House
- Cul De Sac Location
- East Of City Centre
- Three Good Sized Bedrooms
- Spacious Dining Room
- Fitted Kitchen
- South East Facing Garden
- Summerhouse With Power
- Walking Distance To Amenities

## EPC Rating

Current = C

Potential = C

## Council Tax Band

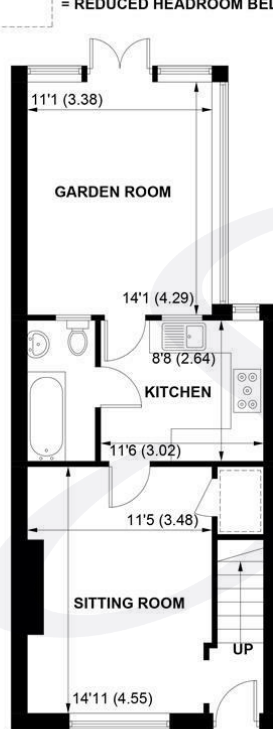
Band = C

## Tenure - Freehold

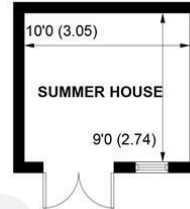




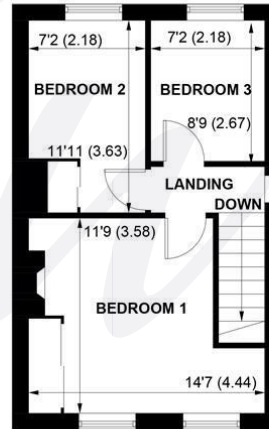
 = REDUCED HEADROOM BELOW 1.5M / 5'0



**GROUND FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 843 SQ FT / 78.3 SQ M  
SUMMER HOUSE = 90 SQ FT / 8.4 SQ M  
TOTAL = 933 SQ FT / 86.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©  
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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

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Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

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Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

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Lettings 01243 836055

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.