

10 Small Copse, Chichester, PO19 3FR

£325,000 Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Sims Williams

Key Features

- Beautifully Presented House
- Minerva Heights Development
- One Mile From City Centre
- Two Double Bedrooms
- Master Bedroom With En Suite
- Fitted Kitchen/Dining Room
- Ground Floor Cloakroom
- Attractive Rear Gardens
- Two Private Parking Spaces

EPC Rating

Current = B
Potential = A

Council Tax Band

Band = C

Tenure - Freehold

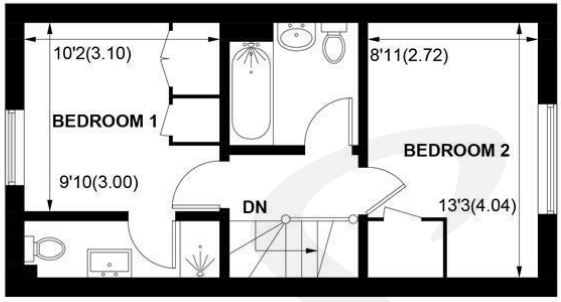
Estate Charges: TBC



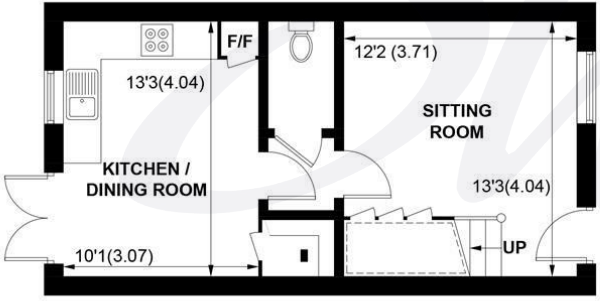




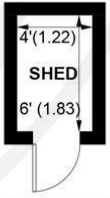

= REDUCED HEADROOM BELOW 1.5m / 5'0



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 715 SQ FT / 66.4 SQ M
SHED = 24 SQ FT / 2.2 SQ M
TOTAL = 739 SQ FT / 68.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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CHICHESTER

8-9 Southgate
Sales 01243 787868
Lettings 01243 836055
chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade
Sales 01243 551368
Lettings 01243 836055
walberton@simswilliams.co.uk

ARUNDEL

8a High Street
Sales 01903 885678
Lettings 01903 881133
arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street
Sales 01243 862626
Lettings 01243 836055
bognor-regis@simswilliams.co.uk

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.