



Victoria Road | | Chichester | PO19 7HZ

Asking Price £430,000



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A stunning and sympathetically modernised semi-detached Victorian cottage located approximately one mile from Chichester City centre within a very pleasant road. The front door opens to an entrance hall which leads to the stunning kitchen/dining area with an open plan family room adjoining it. The sitting room at the front has sliding doors to the family room at the rear. There is also a separate utility room with an adjoining cloakroom. On the first floor, the landing links all three double bedrooms with the large family bathroom which has a separate bath & shower and twin wash basins. The master bedroom has vaulted ceilings with roof lights and a double door 'Juliette balcony'. The southerly facing rear garden is a manageable size with a paved terrace,

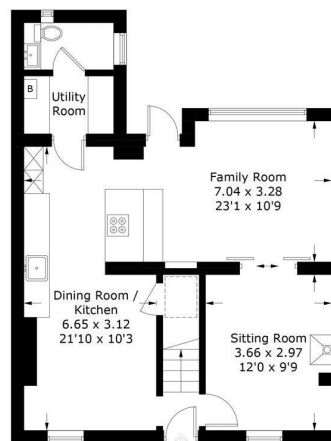
- Suberb semi-detached Victorian cottage
- 1142 sqft / 106.1 sqm
- Utility & cloakroom
- Three bedrooms & bathroom

- South facing rear garden
- Stunning and well designed kitchen/dining room
- Sititng room & family room
- Ample parking and cycle garage/workshop at rear



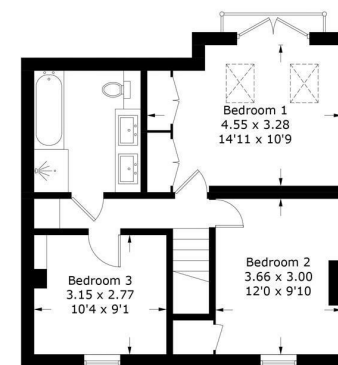
Victoria Road, PO19

Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft
Workshop = 9.6 sq m / 103 sq ft
Total = 115.7 sq m / 1245 sq ft

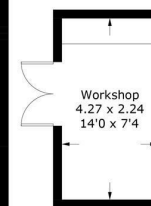


Ground Floor

□ = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1318947)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band **C**
EPC Rating **D**

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