



59 Langdale Avenue, Chichester - PO19 8JH

Guide Price £300,000 - FREEHOLD - NO ONWARD CHAIN



STRIDE & SON



59 Langdale Avenue

Chichester, Chichester

The property is presented in good order throughout with the accommodation comprising entrance hall with meter cupboard, airing cupboard, access to loft space and doors to Sitting Room with bay window, Bedroom 2/Dining Room, fully tiled Bathroom with pedestal hand wash basin and bath with electric shower over, separate Cloakroom with low level WC, generous double Bedroom with built in wardrobes and storage.

The Kitchen/Breakfast Room has a pedestrian glazed door to the side, a range of wall and base units, worktops with stainless steel sink and drainer, space and plumbing for washing machine, integral fridge and freezer, Neff electric oven with microwave over, electric hob with extractor hood and cupboard housing Viessmann boiler.



Outside there is a block paved driveway providing tandem off road parking and access to a single garage with electric roller shutter door and pedestrian side access.

Both the front and rear gardens are hard landscaped with the rear garden being walled and offering a good level of privacy.

The property is situated in a popular residential area of similar bungalows and houses only about a mile from Chichester's historic city centre and the bustling mainly pedestrianised shopping precinct. It is also within easy reach of local primary and secondary schools and is convenient for access to the A27, which links with the A3(M) to the west providing a route north to the M25. Chichester train station, just outside the city centre and only about a mile to the west of the property, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

Tenure: Freehold Services:

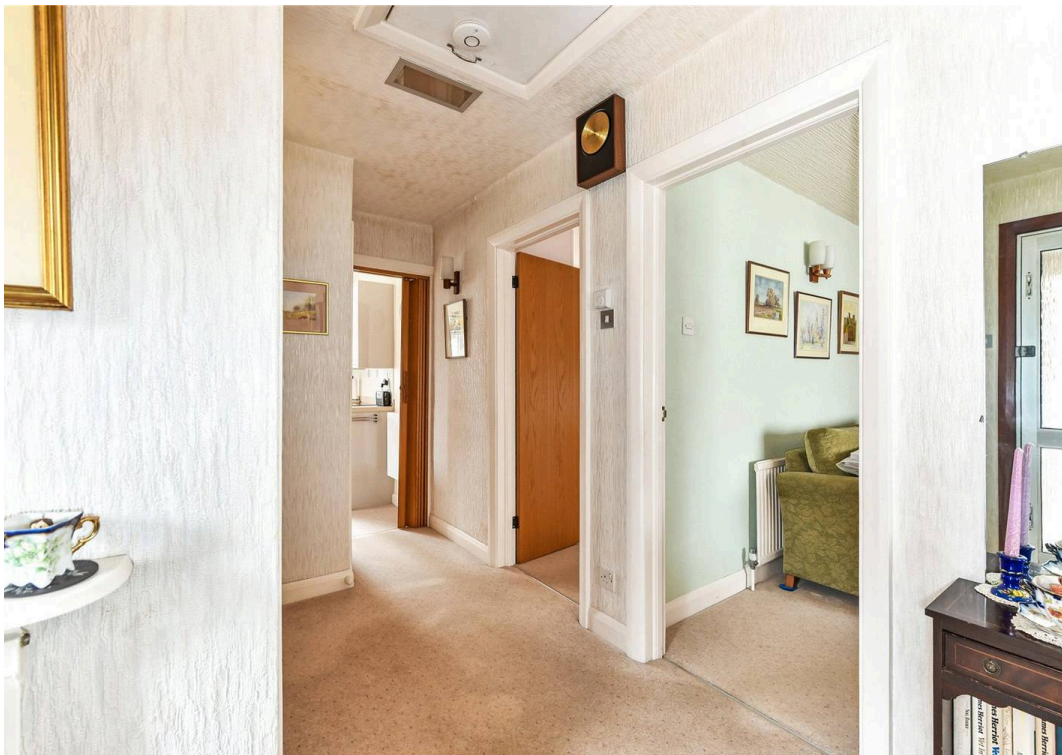
All main. Gas central heating

Local Authority: Chichester District Council

Council Tax Band: Band D

Energy Rating: Band C







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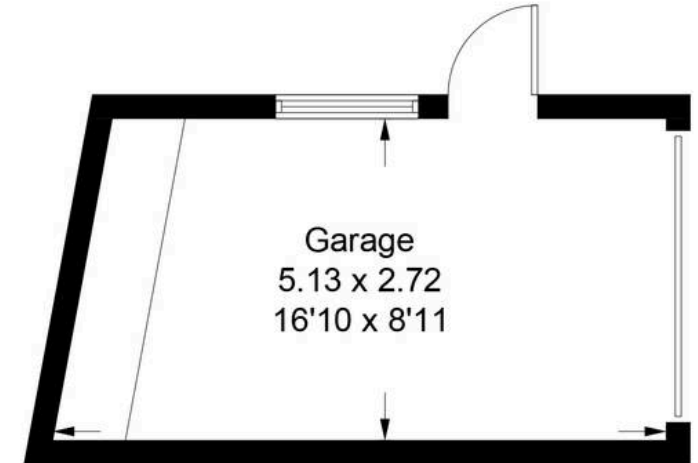
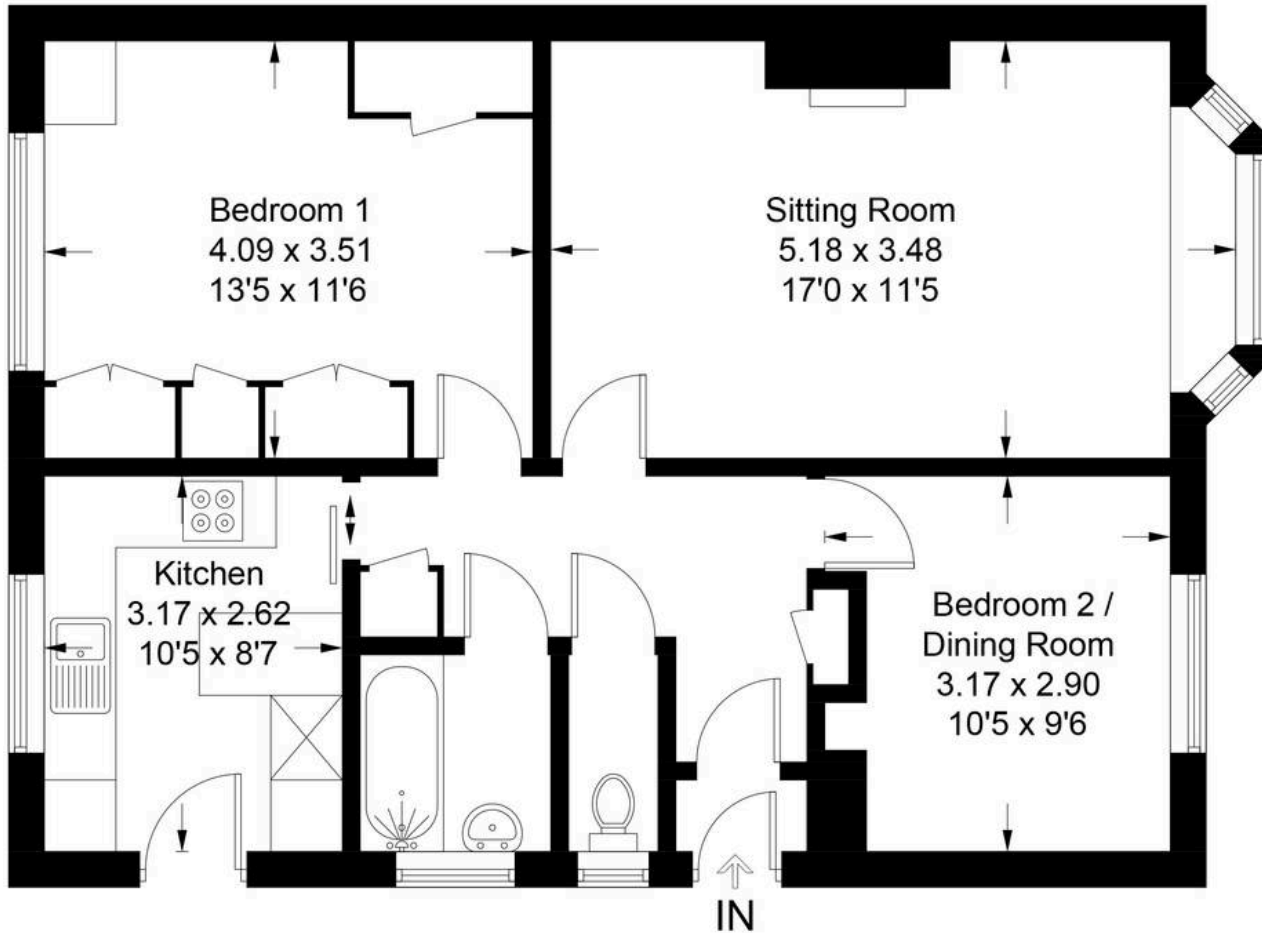
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Approximate Gross Internal Area = 65.7 sq m / 707 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 78.9 sq m / 849 sq ft

Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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