



Mill Pond Crescent | | Chichester | PO19 8GH

Asking Price £399,950



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A superb three-bedroom semi-detached home, ideally situated approximately one mile south of the city centre, offering ample off-road parking and an adjacent single garage with useful attic storage.

The ground floor comprises an entrance hall with cloakroom, a well-appointed fitted kitchen, and a bright sitting room to the rear with double doors opening onto a pleasant rear garden.

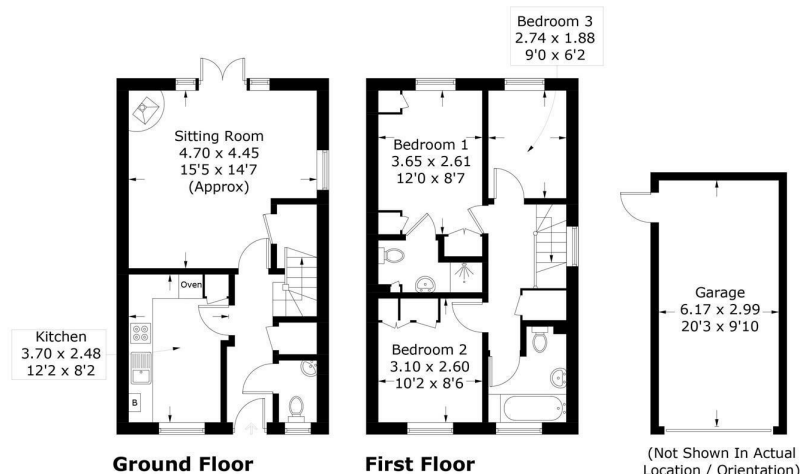
Upstairs, the first floor provides three bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom serving the remaining two bedrooms.

- Three bedrooms
- Two bathrooms
- Sitting room
- Kitchen
- Cloakroom
- Generous off road parking
- Approx 1 mile from city centre
- Close to Chichester Canal



Millpond Crescent, PO19

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 96.7 sq m / 1041 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1319497)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(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 **D**
EPC Rating **C**

59 West Street
Chichester
PO19 1RP

01243 216888
hello@kentonbudd.com
www.kentonbudd.com