

30 Walnut Avenue, Chichester

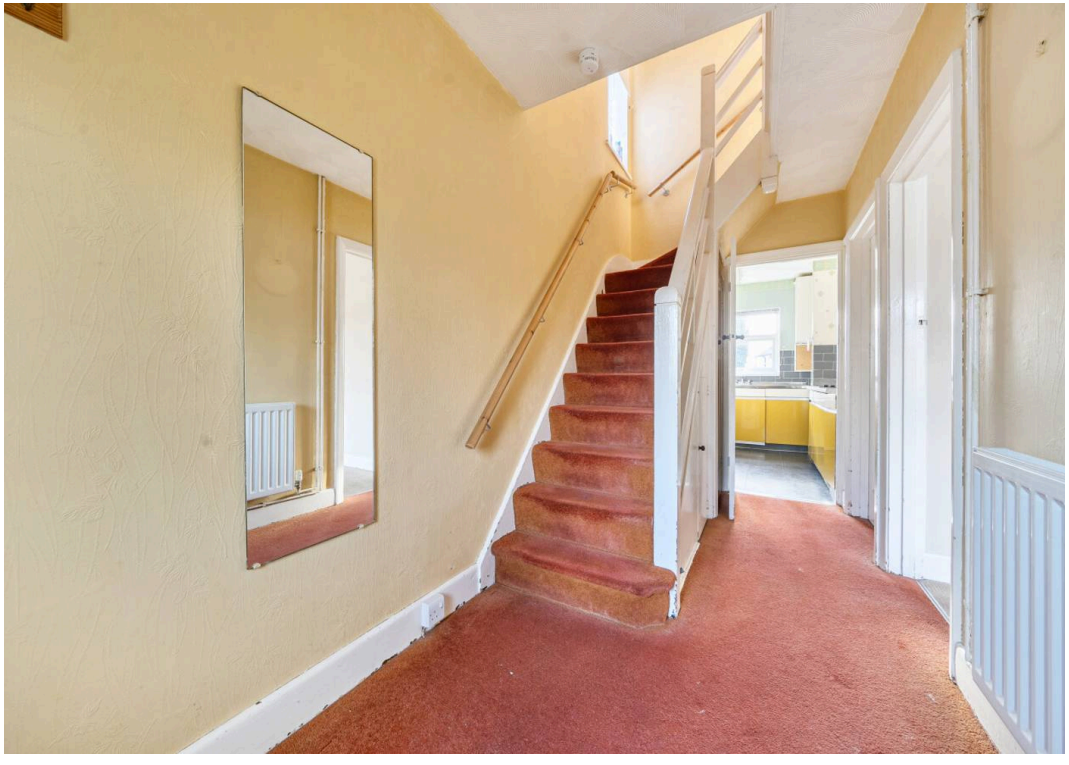
Guide Price £395,000

Henry Adams
estate agents









30 Walnut Avenue

Chichester

- Vacant possession
- Three bedrooms
- South facing garden
- Popular location
- Viewing recommended

Offered to the market with no onward chain, this property is ideally situated in a popular residential location and presents a fantastic opportunity for buyers looking to create their ideal home.

The accommodation comprises a sitting room, separate dining room, kitchen, three bedrooms, family bathroom and a separate WC.

Externally, the property benefits from a driveway providing off-street parking and a south-facing garden, ideal for enjoying the sunshine throughout the day.

Requiring modernisation, the property offers plenty of scope and potential for buyers to personalise and add value.

A viewing is highly recommended to fully appreciate the potential and location on offer.

Conveniently located in a popular residential area, this property is within easy reach of local amenities, schools and transport links, making it an ideal choice for families or professionals seeking a home in a desirable location.





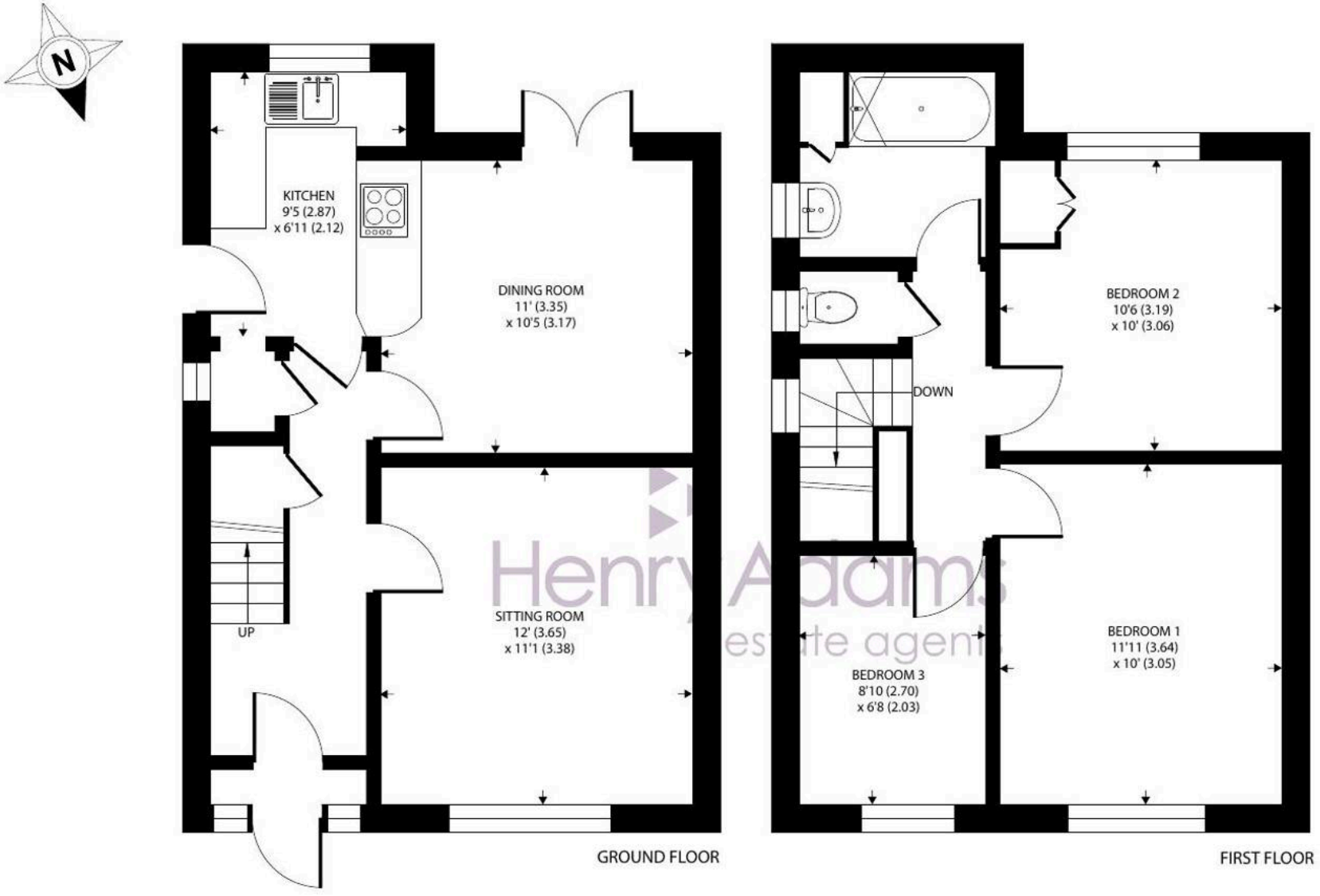












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Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale

Location - Situated in a popular location, north west of the city centre in the Parklands area, approximately half a mile from the city, close to local shops and schools. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester Northgate circulatory system, proceed north west onto the B2178 St Pauls Road, signposted to Funtington. After the pedestrian crossing take the next turning on the left into Parklands Road. Take the first turning on the right into Walnut Avenue. Number 30 is on the left before the road bends round to the right. What3words - defeat.splice.candle

Chichester District Council - 26/27 Tax Band D £2,492.15 EPC-D

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk





