



8 Kingsmead Avenue, Chichester PO19 6GA

OIEO £450,000 Freehold



3 Bedrooms



2 Bathrooms



1 Reception Room

*SW*

Sims Williams

## Key Features

- Semi-Detached House
- Remainder Of NHBC Warranty
- Impeccably Presented Throughout
- Sitting Room
- Stunning Kitchen/Breakfast Room
- 3 Bedrooms
- Family Bathroom & En Suite
- Landscaped Rear Garden
- Garage & Driveway Parking

## EPC Rating

Current =  
Potential =

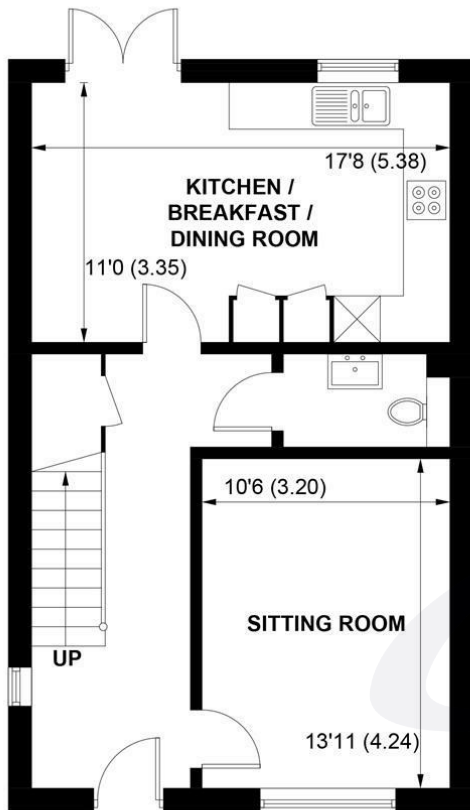
## Council Tax Band

Band = D

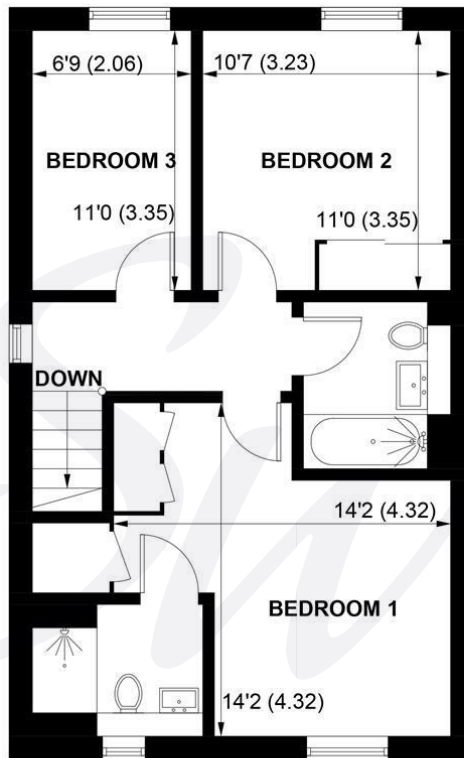
## Tenure - Freehold

Estate Charges: TBC

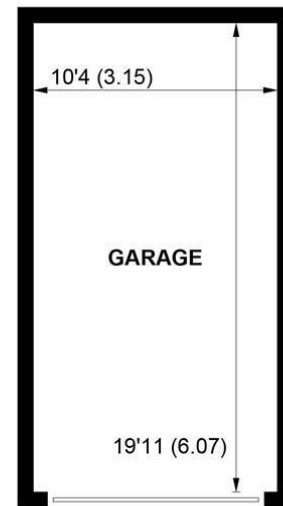




**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 1061 SQ FT / 98.6 SQ M**

**GARAGE = 204 SQ FT / 19.0 SQ M**

**TOTAL = 1265 SQ FT / 117.6 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Sims Williams**



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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.