

22 Somerstown, Chichester, PO19 6AG

Guide Price £350,000

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estate agents









22 Somerstown, Chichester

A town house just moments from the city centre and Chichester Festival Theatre.

- Three-bedroom mid-terrace town house
- Bright dual-aspect sitting/dining room
- Sliding patio doors opening onto rear garden
- Shaker-style kitchen with granite worktops
- Three bedrooms
- Ground floor shower room/cloakroom plus family bathroom
- Low-maintenance enclosed rear garden with rear access
- Garage in nearby courtyard
- No onward chain

A well-presented three-bedroom mid-terrace town house, ideally situated in a highly convenient location less than a quarter of a mile level walk from the city centre and the renowned Chichester Festival Theatre.

The accommodation begins with an enclosed porch leading to a useful utility room and entrance hall. A ground floor shower room/cloakroom is accessed via the hall. The bright dual-aspect sitting/dining room enjoys plenty of natural light and features double-glazed sliding patio doors opening onto the rear city garden.

The shaker-style kitchen is fitted with contrasting granite worktops and a range of integrated appliances including an electric oven, ceramic hob with extractor hood, dishwasher, fridge and freezer. To the first floor are three bedrooms and a family bathroom fitted with a modern white suite.

Estate Charge: £36 pm

















Approximate Area = 980 sq ft / 91 sq m

For identification only - Not to scale

Outside - The property is approached via a communal walkway leading to an open-plan front garden. The rear garden is predominantly paved for ease of maintenance, with established borders and a rear access gate. A garage located in a nearby courtyard provides additional convenience.

Offered for sale with no onward chain.

Location - The property is conveniently situated for Oaklands Park and the Festival Theatre and a short walk from the city centre. There is excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood to the north 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 superb 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 the Northgate circulatory system take the exit signposted Midhurst (A286). Continue for approximately one hundred meters and take the first turning on the left into Somerstown (opposite the Festival Theatre). Follow the road round to the left and then at the 't' junction turn right. The property is on the right accessed via a pedestrian footpath. What3words - bats.brain.button

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

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





