



50 Duncan Road, Chichester PO19 3NG

£415,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Room

*Sw*

Sims Williams



## Key Features

- No Onward Chain
- Parklands Location
- Fully Renovated Throughout
- Underfloor Heating
- Open-Plan Living Space
- Stylish Kitchen & Utility Room
- Family Bathroom & Cloakroom
- Three Bedrooms
- 50ft Rear Garden

## EPC Rating

Current = C

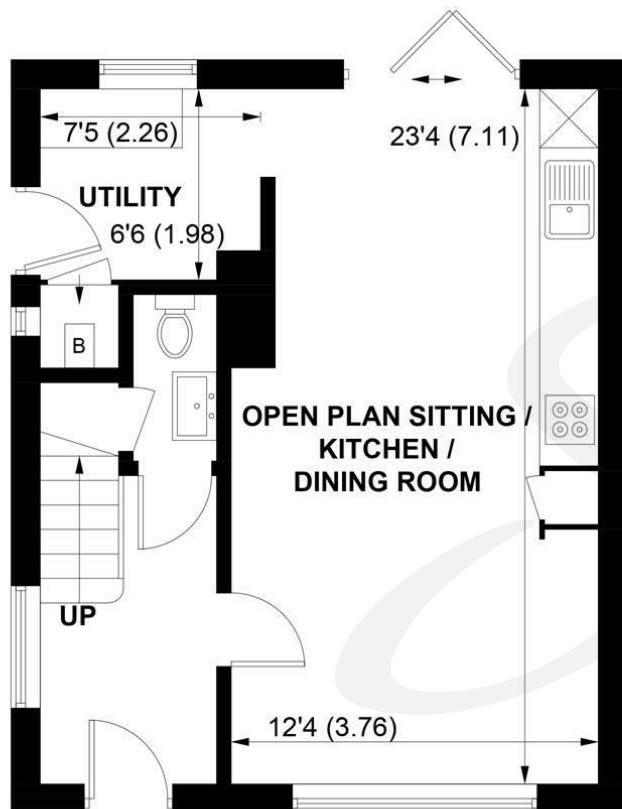
Potential = B

## Council Tax Band

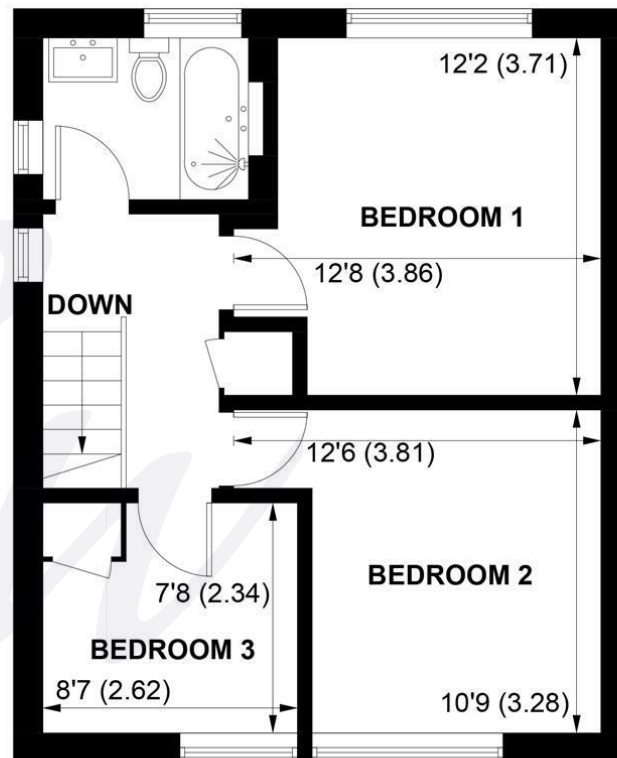
Band = C

## Tenure - Freehold





**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 876 SQ FT / 81.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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.