



STANS-WHITFORDS

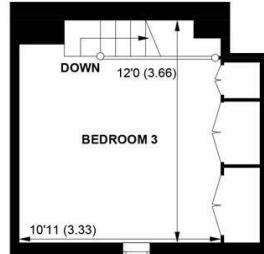
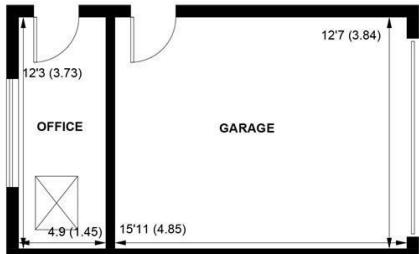


**SOUTH KIVES COTTAGE, 65, BOGNOR ROAD, MERSTON, CHICHESTER, PO20 1EH**

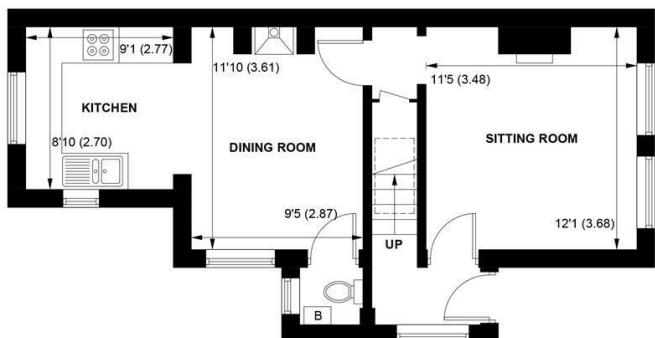




[ ] = REDUCED HEAD HEIGHT BELOW 1.5M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 900 SQ FT / 83.6 SQ M

GARAGE / OFFICE = 267 SQ FT / 24.8 SQ M

TOTAL = 1167 SQ FT / 108.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

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# £325,000 Freehold

## SOUTH KIVES COTTAGE, 65, BOGNOR ROAD, MERSTON, CHICHESTER, PO20 1EH

- Semi Detached Cottage
- Sitting Room
- Fitted Kitchen
- Dining Room & Cloakroom
- 2 First Floor Bedrooms & Bathroom
- Second Floor Bedroom
- Detached Garage & Study
- Southerly Facing Gardens
- Gas Heating & Double Glazing

### EPC RATING

Current = F

Potential = D

### COUNCIL TAX BAND

Band = B

A very attractively presented semi detached cottage situated just off the Bognor Road on the way into Chichester. The house has a lovely southerly facing garden and a detached single garage with an office located at the rear.

The entrance porch has stairs to the first floor and a door to the sitting room which has a cast iron log burning stove. There is a door to the dining room and a storage cupboard under the stairs.

The dining room has a door to the cloakroom with WC. The fitted kitchen leads from the dining room and has a good range of counter tops with built in hob, oven and extractor plus a larder style 'fridge/freezer.

On the first floor there are 2 double bedrooms and a bathroom. From the landing there is a staircase to the second floor.

On the second floor the double bedroom has a good range of built in wardrobes and a window to the side aspect.

Outside the garden is mainly laid to lawn with an LPG tank and cesspool. All enclosed within a fenced boundary and with gated side access to the front.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

Take the Bognor Road A259 out of Chichester crossing over the A27. At the next roundabout take the 4th exit returning to Chichester. After about 400 yards turn left into a lane by the interior design shop and South Kives Cottage can be found along on the right hand side.

