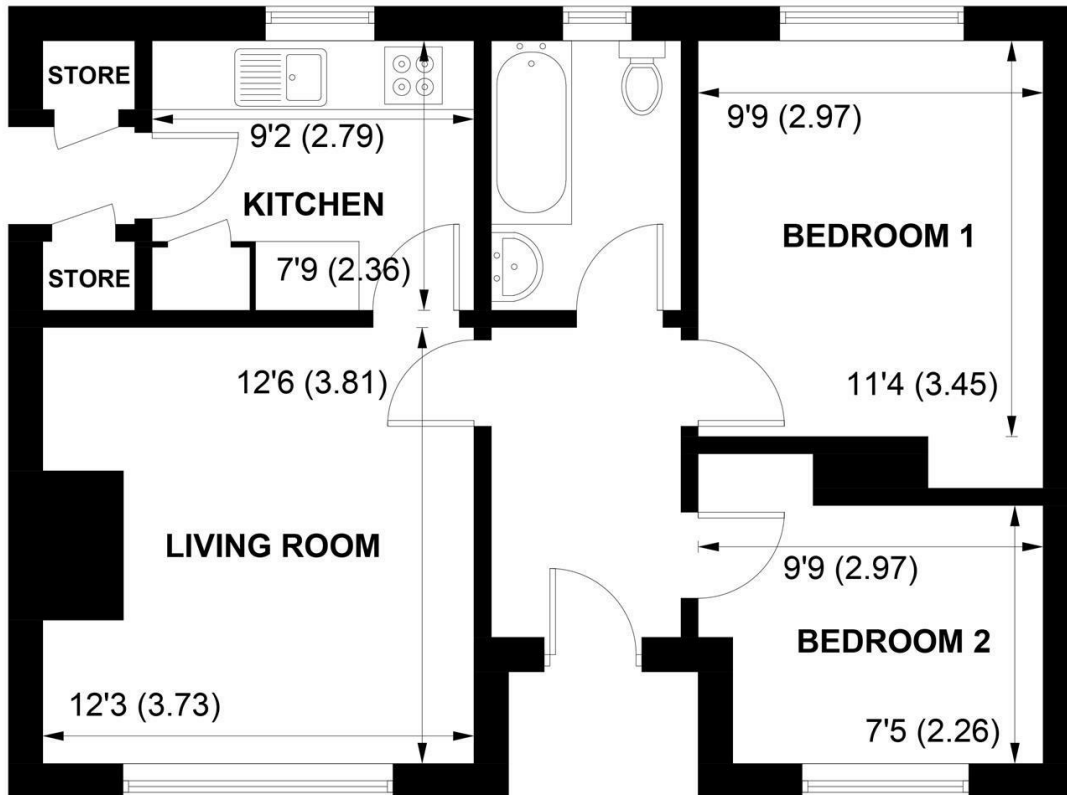




SW

Sims Williams

16 DURNFORD CLOSE, CHICHESTER, WEST SUSSEX, PO19 3AG



**APPROXIMATE GROSS INTERNAL AREA = 553 SQ FT / 51.4 SQ M
(INCLUDING STORES)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

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£300,000 Freehold

16, DURNFORD CLOSE,
CHICHESTER,
WEST SUSSEX, PO19 3AG

- Semi Detached Bungalow
- Hallway
- Sitting/Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Gardens
- Double glazing

EPC RATING

Current = E

Potential = B

COUNCIL TAX BAND

Band = C

A 2 double bedroom semi detached bungalow on this much sought after area of Chichester to the west of the city centre. The property is located at the end of a cul de sac where there is ample parking on a first come first served basis.

The entrance hall has doors leading off to all principle rooms. The sitting/dining room has a fireplace and windows to the front aspect overlooking the front garden and parking area.

The fitted kitchen has a good range of counter tops with cupboards and drawers under with built in 4 plate electric hob with electric fan assisted oven below and extractor hood over. There are wall cupboards and windows to the rear aspect overlooking the rear garden. Door to side and garden.

There are 2 double bedrooms and a family bathroom.

The rear gardens are of a good size and mainly laid to lawn being enclosed within a fenced boundary.

Location

This bungalow is set in a highly desirable location, being near a parade of shops and also within the catchment of some excellent schools, including Bishop Luffa. Chichester centre is only about 3/4 mile distant and it offers a great range of

shops and restaurants, as well as cultural amenities such as the Festival Theatre. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

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 relating to title or other legal 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

From Northgate in Chichester, proceed up north St Paul's Road. Continue up the hill, turning left at the top into Sherborne Road. Follow the road down and opposite the playing field turn left into Durnford Close.

