

SW

Sims Williams



CROFTERS, 56A, JOYS CROFT, CHICHESTER, WEST SUSSEX, PO19 7NJ

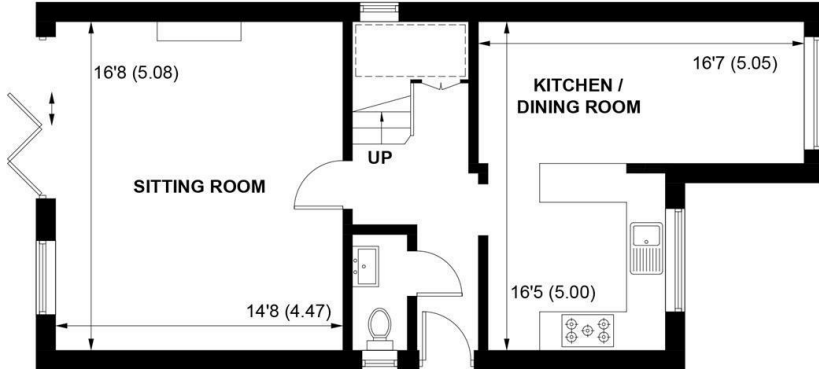


*Life isn't about waiting
for the storm to pass...
It's about learning to
Dance in the Rain*

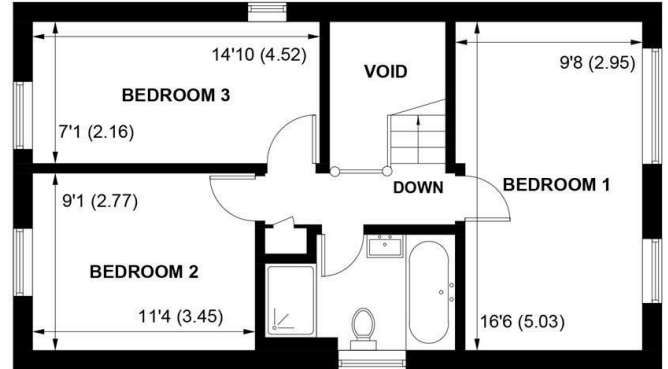
Always in the Rain



 = REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1052 SQ FT / 97.7 SQ M
(EXCLUDING VOID)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams**

£475,000

CROFTERS, 56A, JOYS CROFT,
CHICHESTER,
WEST SUSSEX, PO19 7NJ

- Stunning Interiors
- Central Location
- Parking For Two Cars
- South Facing Garden
- Open Plan Kitchen Diner
- Bi Folding Doors
- Modern Fitted Kitchen
- Wood Burning Stove

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = D

To the front of the house is the open plan kitchen dining room with superb fitted kitchen featuring units at base and eye level, integrated appliances, quartz work surfaces and breakfast bar. To the rear is the spacious full width living room with feature fireplace housing the wood burning stove, bi-folding doors and hard wood floors (which extend throughout the ground floor). There is also a handy storage cupboard and w.c. to complete the ground floor.

Upstairs are three well proportioned double bedrooms with the master stretching the full width offering the potential for an ensuite if required. There is also a fantastic contemporary family bathroom suite which has been fully tiled with bath and separate walk in waterfall style shower.

The rear garden faces south and enjoys use of a decked seating area, lawn and patio all finding sun through the day, there is also a useful side access which leads to the double driveway.

The entire house has been the subject of complete renovation and now features a stylish, contemporary interior with new kitchen and bathroom.

Joys croft is a secluded spot tucked away just behind St Pancras offering easy access to the city centre. Chichester has

a good selection of shops and restaurants, as well as the renowned Festival Theatre and Pallant House Gallery. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

Directions...

From the cattle market car park follow Market Road north onto St Pancras. With New Park on your left continue to Adelaide road, turn into Adelaide road by taking a left and then an immediate right into Joys croft with the house a little further down on the right.

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.



