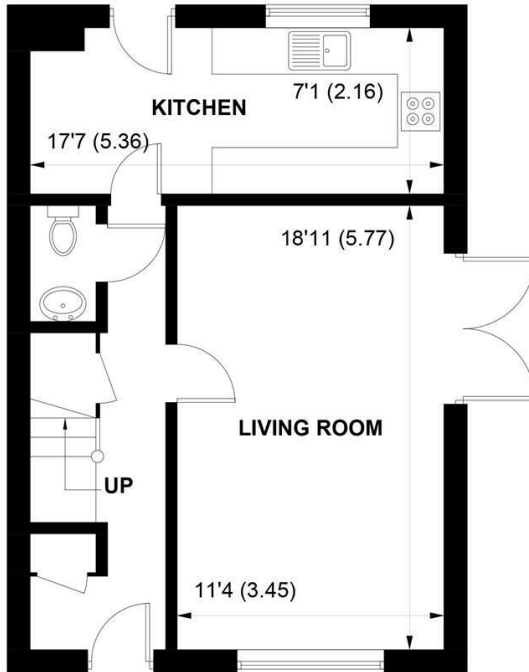


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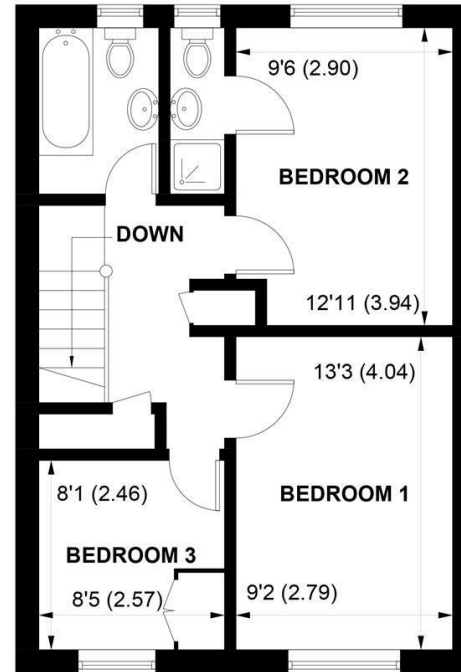
Sims Williams



35 ELIZABETH ROAD, CHICHESTER, W SUSSEX, PO19 7JF



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 933 SQ FT / 86.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams

# £295,000 Freehold

35, ELIZABETH ROAD,  
CHICHESTER,  
W SUSSEX, PO19 7JF

- End Of Terrace House
- Hall & Cloakroom
- Kitchen/Breakfast Room
- Lounge
- Three Bedrooms
- En - Suite Shower & New Bathroom
- Informal Parking & Super Garden
- No Forward Chain

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = C

This end of terrace house has just been refurbished and has the benefit of a newly installed bathroom. It offers excellent accommodation, with an en - suite shower room off the main bedroom. There is also a ground floor cloakroom and a kitchen which is large enough to accommodate a breakfast table. The sitting room is also of a generous size and the house is being offered for sale with no forward chain.

The property is approached via a path with the front garden to the right and side access to the rear of the property. The spacious entrance hallway is laid to oak effect laminate which continues into the lounge and has plentiful storage complete with a downstairs cloakroom.

The lounge is of a good size and enjoys a pleasant outlook over the front garden. It also has double glazed French doors to the southerly side of the property into a patio area. The kitchen/breakfast room is fitted with a range of cream units and walnut effect worktop. There is access to the rear garden. There is also space for a breakfast table and chairs.

On the first floor there are three bedrooms and a new bathroom, as well as an en - suite shower room. The garden is a real feature. As well as a generous space to the front, laid mainly to lawn, there is a side garden, which is a good sun trap. There is also a decent rear garden, again laid mainly to lawn.

## Location

This house 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 1/4 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 our office in Southgate head east following Market Avenue. Continue into St Pancras, bear right following the one way system, then bear left into the Hornet. At the first bend bear left into Oving Road and continue to the mini roundabout. Turn left into St James Road and then first right into Victoria Road. Continue along Victoria Road and bear right at the end then next left into Elizabeth Road. The property will be found in a short distance on the right hand side set back from the car parking area.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 787868  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract