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 Created by Emzo Marketing 2021. (ID748272)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		



4 Cleveland Road, PO19 7AF
 Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft
 Basement = 27.9 sq m / 300 sq ft
 Total = 151.2 sq m / 1627 sq ft
 Produced for Stride & Son Estate Agent.



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Chichester

4 Cleveland Road Chichester PO19 7AF

Situated in a quiet residential road on the south-east quadrant of Chichester and within easy walking distance of the city centre, an exceptionally spacious semi-detached family house. The property offers spacious accommodation with an additional self-contained basement annexe and has recently been completely refurbished by the present owner. The house now offers large through living room, beautifully appointed kitchen/breakfast room with **3 double bedrooms**, bathroom and shower room ensuite and a **self-contained annexe with bed/sitting room, kitchen and shower room which has a separate access**. The property has gas fired central heating, sealed unit double glazing and has an attractive rear garden with timber-built chalet office/workshop.

Chichester city centre is within easy walking distance offering a wide range of shopping and leisure facilities and the city's central railway station provides regular services along the coast to Portsmouth and Brighton, and to London Victoria. The South Downs National Park lies some 2 miles to the north as does the Goodwood Estate, providing 2 golf courses and the renowned racecourse and motor circuit. Chichester Marina and harbour are located within easy reach just to the south as is the blue flag beach at West Wittering.

The accommodation is arranged as follows. Panelled front door to:

- ENTRANCE HALL:** Polished oak flooring. Coats cupboard with fitted drawers. Door to:
- SITTING/DINING ROOM:** 25'11 into south facing bay window x 11'6 max. Open fireplace with meter cupboard to one side. Two double radiators. TV aerial and telephone points. Polished oak flooring. Archway to:
- KITCHEN/BREAKFAST ROOM:** 13' x 10'9. Range of fitted base and wall cupboards. White granite work surface with inset stoneware butler sink. Quooker instant boiling water tap. Integrated dishwasher. Housing for fridge/freezer. Two fitted dresser units. Electric oven with white ceramic hob and extractor hood over. Polished oak flooring. Half glazed door to rear garden and terrace.

From the hall stairs to:

- 1st FLOOR LANDING:** Recess with plumbing for washing machine. Worcester gas boiler for domestic hot water and central heating. Radiator.
- BEDROOM 2:** 15' 2 x 10'7. Double radiator.
- BEDROOM 3:** 14'3 x 10'9. Built in shelved store cupboard/wardrobe. Double radiator.
- BATHROOM:** Roll top cast iron bath with ball and claw feet and central mixer tap with shower attachment. Tiled surround. Low level WC with concealed cistern with display alcove over. Pedestal wash hand basin with alcove over. Heated chromium plated towel rail. Xpelair extractor fan.

Stairs to 2nd Floor:

- MASTER BEDROOM:** 25' x 12'6 max. Double radiator. Half height wardrobe recess. Recess for TV with bookshelves below.
- SHOWER ROOM ENSUITE:** Fully tiled shower cubicle with over head and hand-held shower. White marble tiled surround with glazed door. Vanity unit with inset sink and white marble surround and cupboards below. Low level WC with concealed cistern. Heated chromium plated towel rail.

From the living room a door leads to an inner hallway with a recess housing a lagged hot water cylinder (immersion) with coats rack and fitted shelves, and stairs lead down to:

- SELF CONTAINED ANNEXE:**
- KITCHEN/LIVING ROOM:** 13'9 x 11'4. Range of fitted base cupboards. Inset stainless steel sink with mixer tap. AEG electric oven. Smeg ceramic hob. Integrated fridge. Sealed radiator. Space for microwave. Integrated air circulation system. Polished oak flooring. Double glazed door to front steps giving separate access from the street. Archway to:
- BEDROOM:** 11'2 max x 9'6. Built in bedside cupboards with lights over. Double radiator. Recess for TV. Door to:
- WET ROOM:** Fully tiled shower with thermostat control. Pedestal wash hand basin. Low level WC. Heated ladder rack towel rail. Extractor fan.
- SERVICES:** All main.
- EXTERIOR:** To the front of the property is a small concrete forecourt with steps leading down to the annexe with low brick garden wall. To the rear is a lawned garden with paved terrace and flower borders beyond which is a further south facing terraced area with a **timber-built office/workshop 9' x 12'4** with double doors, covered veranda and electric light and power. The garden is bounded by brick and stone walling.

PRICE GUIDE: £525,000 FREEHOLD

- DIRECTIONS:** From our offices cross over Market Avenue into Stirling Road and bear left into Caledonian Road. Follow the road around to the left carrying on straight ahead. At the 'T' junction with Whyke Lane turn left and then take the 2nd turning on the left into Cleveland Road where the property will be found a short distance along on the left-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.

