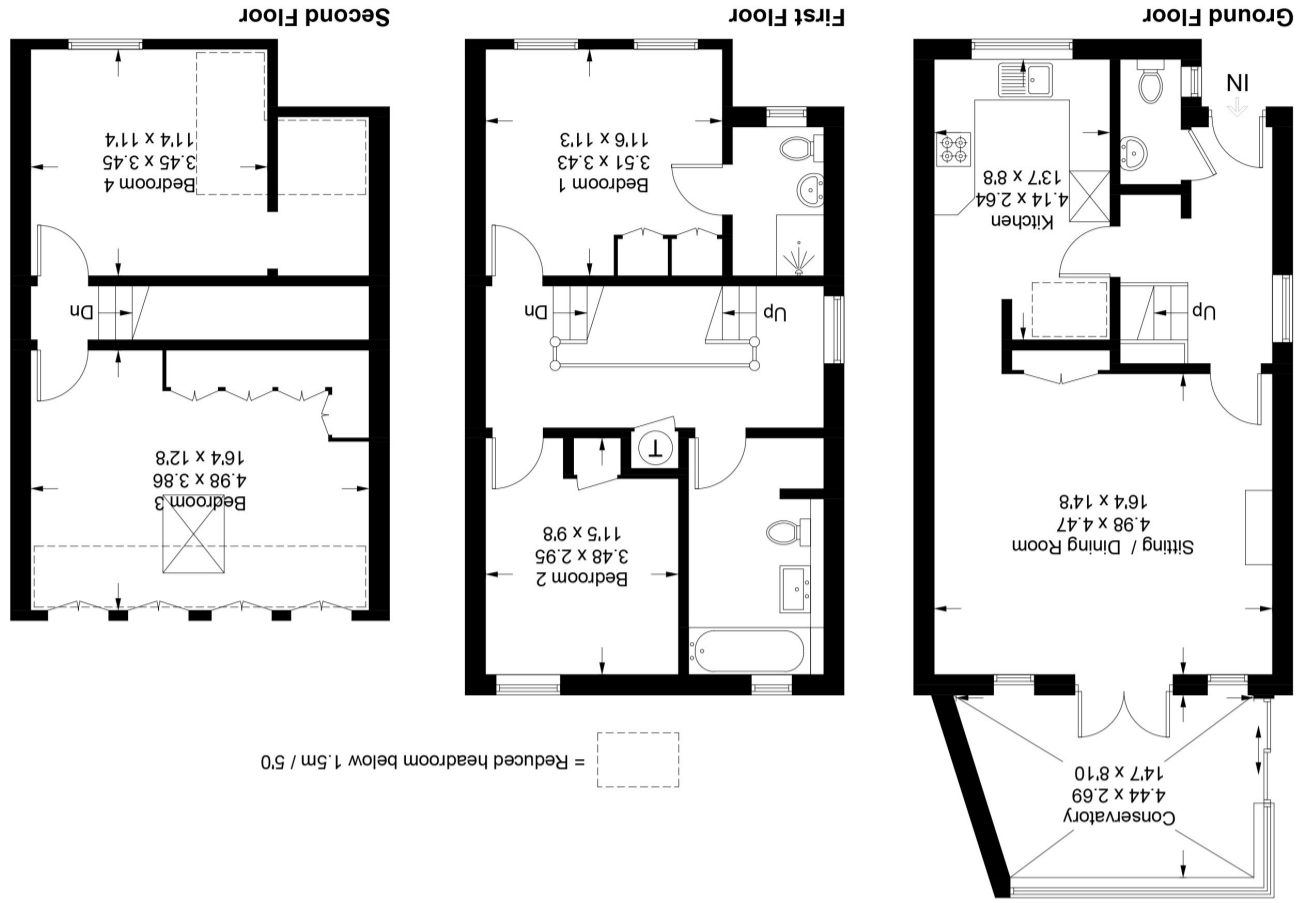
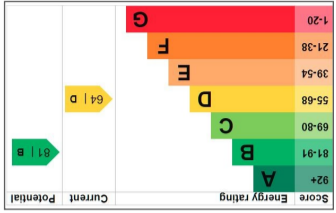


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by Emzo Marketing 2021. (ID751844)



Produced for Stride & Son Estate Agent.

226a Oving Road, PO19 7EJ
 Approximate Gross Internal Area = 141.2 sq m / 1520 sq ft



STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Chichester

226a Oving Road, Chichester, PO19 7EJ.

Situated along a popular and characterful residential road just ½ a mile to the east of the city centre, 226a Oving Road is a surprisingly spacious and well presented **4 bedrooed semi-detached family house** constructed around 1999. The accommodation is arranged over three floors and comprises on the ground floor an entrance hall with cloakroom, fitted kitchen and a sitting/dining room leading to a conservatory which opens onto a **pretty south facing courtyard rear garden**. On the first floor there are 2 bedrooms; the principal bedroom with an en-suite shower room; a second bedroom as well as a family bathroom. On the top floor, there are 2 further good sized bedrooms. The property also benefits from gas central heating (no radiator to bedroom 3), double glazing and a **single garage with adjacent private parking space to the rear of the property** accessed via a shared drive off Pound Farm Road.

The property is located only about ½ a mile level walk from East Street and the main shopping precinct, including an excellent range of independent shops as well as those with national brands, restaurants and bars. Chichester's renowned Festival Theatre and the Pallant House Gallery are also nearby along with sports clubs, a leisure centre with swimming pool and a mainline train station with services along the coast and to London Victoria.

Front door with outside light opening to:

ENTRANCE HALL: Fuse box. Tiled floor. Radiator with cover. Double glazed window. Doors to:

CLOAKROOM: Low level W.C. Wash hand basin. Fitted shelving. Radiator. Double glazed window.

SITTING/DINING ROOM: 16'4 x 14'8. Fireplace with fitted coal effect 'living flame' gas fire. Built-in double fronted shelved storage cupboard. Fitted bookshelves. Radiator with cover. Double glazed double doors with double glazed windows to either side from floor level opening to:

CONSERVATORY: 14'7 x 8'10. UPVC double glazed conservatory with power points. Wall lights. Ceiling light/fan. Door to rear garden.

KITCHEN: 13'7 x 8'8. Fitted kitchen comprising laminated worksurfaces with drawers and cupboards under and matching wall mounted cupboards above. Inset single drainer sink unit with mixer tap. Fitted Neff electric double oven and grill with cupboards above and below. Inset induction hob with integrated Neff filter above. Space for fridge/freezer. Space and plumbing for dishwasher. Tiled splashbacks. Tiled floor. Radiator. Double glazed window to front of property. Opening to sitting/dining room and door to entrance hall.

From Entrance Hall, stairs to:

1st FLOOR LANDING: Airing cupboard housing hot water tank. Radiator. Double glazed window. Doors to:

BEDROOM 1: 11'6 x 11'3. Two built-in double fronted wardrobes. Radiator. Two double glazed windows. Door to:

EN-SUITE SHOWER ROOM/W.C.: Tiled shower cubicle with Mira shower control and spray attachment. Low level W.C. Pedestal wash hand basin with fitted mirror fronted medicine cabinet above. Extractor fan. Radiator. Double glazed window.

BEDROOM 2: 11'5 x 9'8. Built-in wardrobe. Radiator. Double glazed window.

BATHROOM/W.C.: Fitted panelled bath with mixer tap, shower spray attachment and fitted shower screen. Low level W.C. Wash hand basin with fitted mirror fronted medicine cabinets above. Space and plumbing for washing machine and space for tumble dryer. Fitted storage cupboard. Part tiled walls. Extractor fan. Radiator. Double glazed window.

From 1st Floor Landing, stairs to small second floor landing with doors to:

BEDROOM 3: 16'4 x 12'8. Range of fitted wardrobes. Eaves storage cupboards. Small access to loft space. Double glazed Velux window.

BEDROOM 4: 11'4 x 11'4. Walk-in storage cupboard housing Gloworm gas fired boiler. Radiator. Double glazed window.

SERVICES: All main.

EXTERIOR: The front of the property can be accessed by a metal personal gate opening to a paved path with shingle bed and shrubbery to the side leading to the front door. A paved path with space for dustbins leads past gas and electricity meters to a personal gate opening to the side of the property and leading to the rear. The area to the rear comprises a small mainly raised south facing courtyard garden being mainly shingled over and bounded by timber fencing and a brick wall with a couple of small trees. Outside tap. The property can also be approached by vehicle via a private drive about half way along Pound Farm Road leading to a shared garage forecourt with a private **single garage** with electric up and over door, power and lighting and a **designated parking space marked No.4**. A personal gate from this forecourt also provides rear access to the courtyard garden.

PRICE GUIDE: £450,000 FREEHOLD

DIRECTIONS: From the end of East Street in the centre of Chichester proceed along the one way system on A286 in an easterly direction. Stay in the right hand lane continuing straight ahead and after a short distance bear right into Needlemakers, and then left into The Hornet. At the Four Chesnuts pub turn left into Oving Road where No. 226a will be found after about 200 meters on the right.

