



Somerstown, Chichester, West Sussex

todansteecom.com 01243 523723



**Tod
Anstee**
Property Consultants

24 Somerstown, Chichester, West Sussex

Situated within a sought after location close to Oaklands Park just to the north of the city centre, a well presented end of terraced three bedroom property with the benefit of a garage

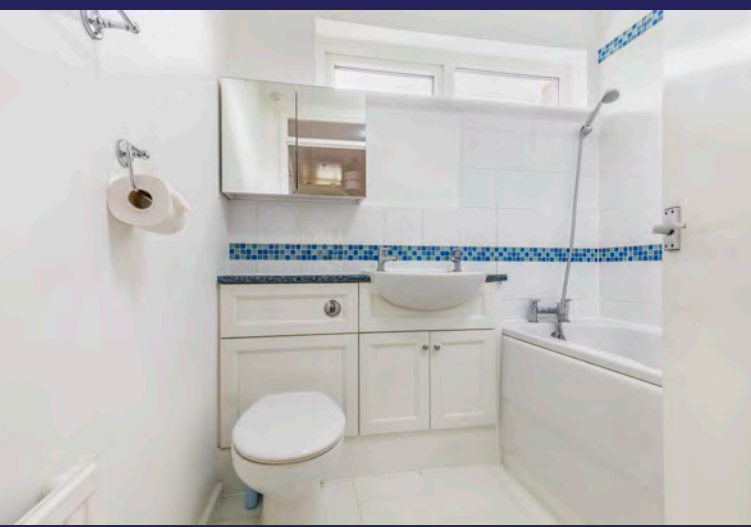
3 bedrooms | sitting room | dining room | kitchen | conservatory | cloak/shower room | bathroom | store room | garden home office | garden | garage



Distances & Transport:

Chichester Festival Theatre: 0.2 miles | Jessie Younghusband Primary School: 0.3 miles |
City Centre: 0.4 miles | Chichester Mainline Railway Station: 1.3 miles





Description:

24 Somerstown is a spacious end of terraced property with attractive tile hung elevations. The house offers well presented accommodation over two floors with a useful conservatory to the rear. On the ground floor there are two reception rooms, kitchen, both an inner and further entrance hall and a cloak/shower room. Ample storage space is provided. Upstairs there are three bedrooms (two with built-in storage) and a family bathroom.

Outside there are front and rear gardens and a superb timber shed/home office. The rear garden is gated giving access to the garage which is located in a nearby block and ample on street parking for residents. To the front of the property, next to the main entrance, there is a store room which subject to the usual consents could be converted.

Situation:

The property is located in the popular Somerstown area a few minutes to the north of Chichester city centre. Within the city there is a wide choice of social and recreational activities, which include, a multi-screen cinema, sports centres with swimming pools, and a fine selection of restaurants, wine bars and bistros. In addition, for those in pursuit of cultural activities, there is the award winning Pallant House Gallery and the internationally renowned Festival Theatre (within level walking distance).

The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport). Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.



viewing strictly by
appointment

General Information

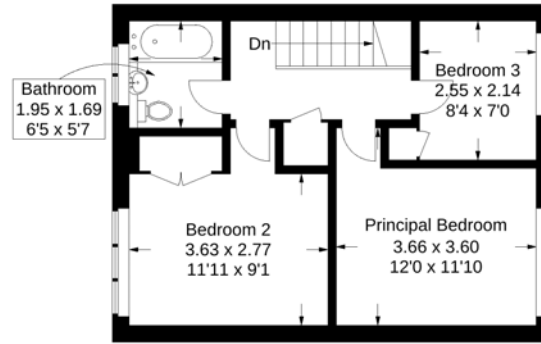
FREEHOLD
EPC Rating: D

Postcode:
PO19 6AG
Services:
Mains drainage / gas
Chichester District Council:
01243785166
West Sussex County Council:
01243 777100

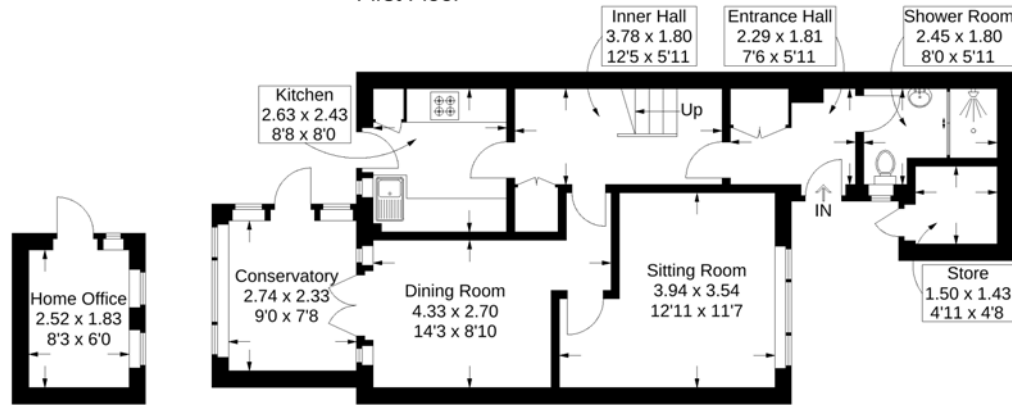


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Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft
Outbuilding = 4.7 sq m / 51 sq ft
Total = 102.8 sq m / 1107 sq ft



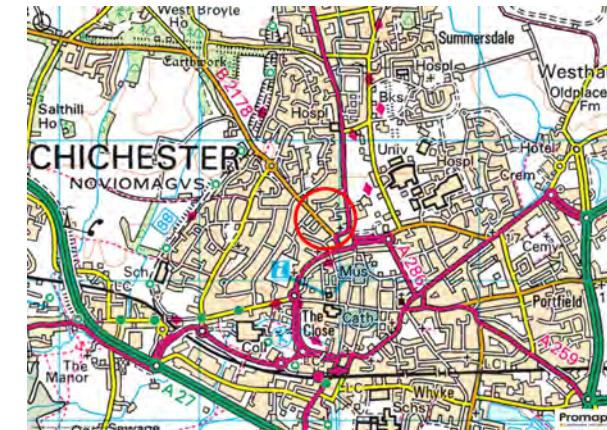
First Floor



Outbuilding

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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