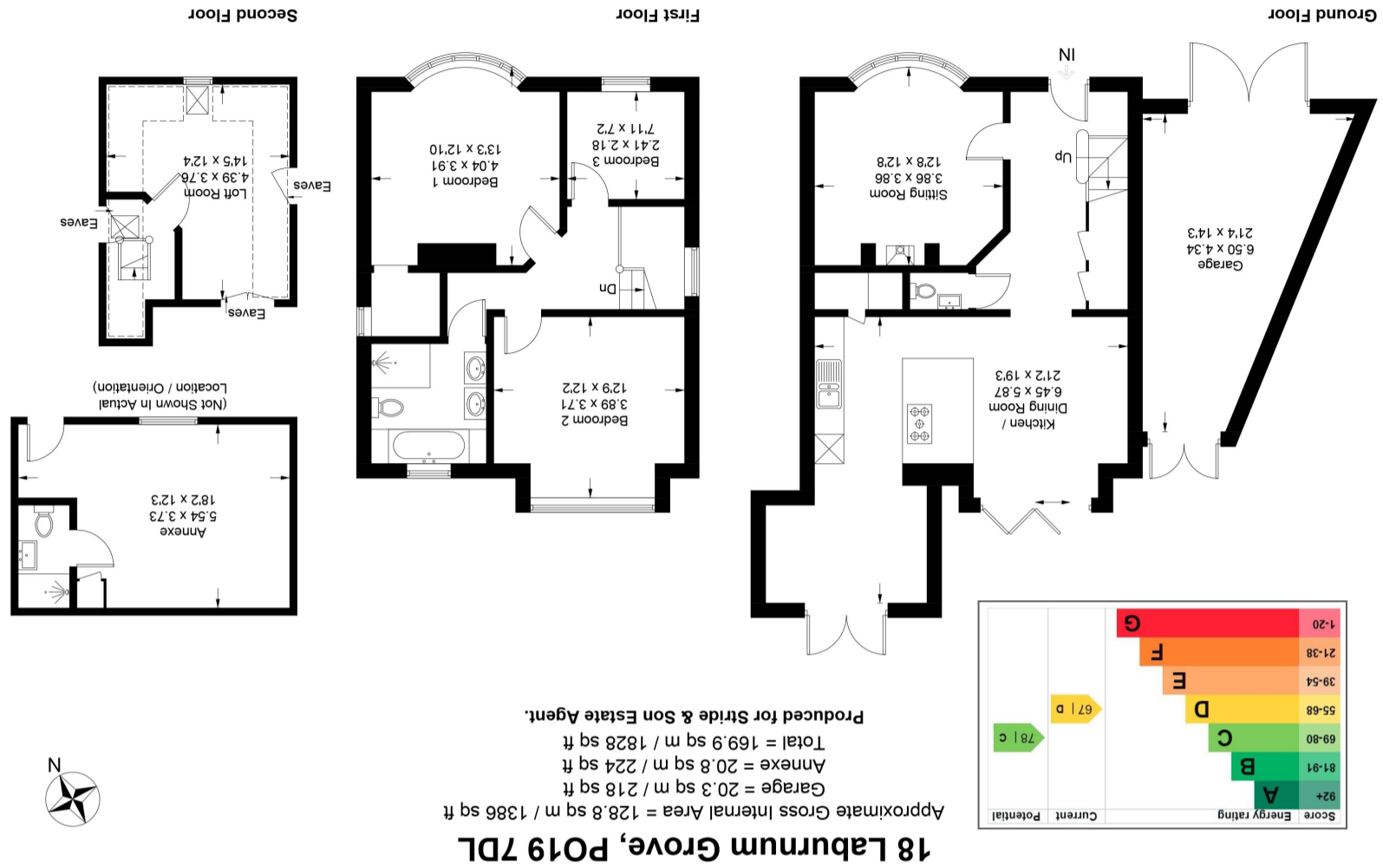
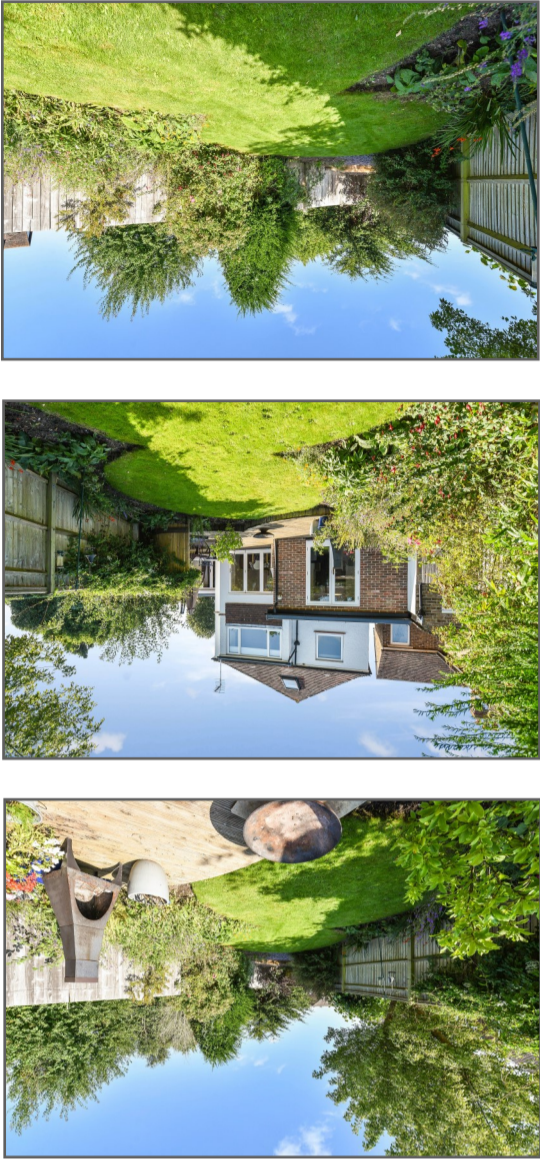


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID790963)



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Laburnum Grove, Chichester

18 Laburnum Grove, Chichester, PO19 7DL.

Situated at the end of this quiet residential cul-de-sac an extremely well presented **detached family house**. The property, which is believed to date from the 1930's, has been the subject of considerable modernisation over recent years and now offers **3 bedrooomed accommodation with separate detached studio/bedroom 4**, spacious kitchen/family room, west facing rear garden, **garage and off street parking**. The property has gas fired and partial underfloor central heating and sealed unit double glazing and is situated within easy walking distance of Chichester's main shopping precinct, train and bus stations.

The accommodation is arranged as follows:

Half glazed entrance porch with panelled front door to:

HALL: 14'4 x 8'. Ceramic tiled floor. Understairs coat and meter cupboard.

CLOAKROOM: Low level W.C. Wash hand basin. Extractor fan.

SITTING ROOM: 12'8 x 12'8 max into bay. Fireplace with gas fired wood effect stove. Recessed shelves to one side. Radiator. T.V. aerial point.

KITCHEN/DINING ROOM: 21'2 x 19'3. Range of fitted base and wall cupboards. Inset one and a half bowl stainless steel sink with mixer tap. Integral dishwasher. Miele steam oven. Neff double oven. Integral washing machine. 5 ring Neff gas hob. Housing for American style larder fridge/freezer. Broom cupboard housing Worcester gas boiler with fitted shelves. Worksurface. Peninsular unit dividing dining area with Bi-fold double glazed doors. Archway to:

SNUG: 11' x 8'3. T.V. aerial point. Double glazed patio doors to garden.

Stairs to:

1ST FLOOR LANDING: Double radiator.

BEDROOM 1: 13'3 x 12'10 max into bay. Double radiator. Range of two double and one single wardrobes. Archway to small:

STUDY/DRESSING AREA: 4'4 x 4'9 (plumbed for shower room).

BEDROOM 2: 12'9 x 12'2 max. Fitted desk with south facing double glazed picture window. Double radiator. T.V. aerial point.

FAMILY BATHROOM: Panelled bath with tiled surround. Mixer water-fall tap. His & Hers vanity unit with mirror over. Cupboards below. Low level W.C. Fully tiled shower cubicle with glazed screen.

BEDROOM 3: 7'11 x 7'2. Double radiator.

From the landing a folding loft ladder leads to:

2ND FLOOR LANDING Under eaves store cupboard. Door to:

LOFT ROOM: 14'5 x 12'4 max (L shaped). Eaves store cupboard. Double doors to large, boarded attic space. Velux window.

SERVICES: All main.

EXTERIOR: To the front of the property is a gravelled parking area for 2/3 cars.

DETACHED STUDIO/ BEDROOM: Covered entrance. 18'2 max x 12'3. Oak flooring. Double radiator. Airing cupboard housing electric Slim Jim boiler and insulated hot water cylinder. TV aerial point. Door to:

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with overhead and handheld shower heads. Glazed screen. Extractor fan. Low level W.C. Wash hand basin. Heated ladder rack towel rail.

EXTERIOR: Adjacent to the house is a **single garage** 20'8 x 13'2 narrowing to 5'8 with double timber doors and electric light and power. Loft storage space and fitted shelves. Glazed double doors to the rear lead to a west facing garden with extensive decking. Well kept lawn and flower beds. Outside water tap. The whole being well fenced.

PRICE GUIDE: £825,000 FREEHOLD

DIRECTIONS: From our offices in St. John Street turn right onto Market Avenue and take the 1st turning on the left into Laburnum Grove and No18 will be found at the far end of the road on the right-hand side.

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

