



WINTERBOURNE ROAD

CHICHESTER, PO19 6PB

£295,000
FREEHOLD

A well proportioned 2/3 bedroom home with a delightful west facing rear garden and private off road parking located close to local amenities within the popular Summersdale area.



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SUMMERSDALE

Gas fired central heating | West facing kitchen/dining room | 2 Double bedrooms | West facing rear garden | Private off road parking | No onward chain



Accommodation

The light and airy accommodation is arranged over two floors and to the rear

faces west. On the ground floor there is an entrance hall which flows nicely into a large sitting room. A well proportioned kitchen/dining room (with west facing aspect) is located to the rear of the property and completes the ground floor accommodation. On the first floor there are two good sized double bedrooms (one with built in storage), a third bedroom/nursery/study and a family bathroom.

Outside

To the rear lies a delightful enclosed garden which is mainly laid to lawn and beyond there is private off road parking for two vehicles. Believed to be available to lease (long term) via separate negotiation with Chichester District Council is a strip of land which runs parallel to the rear garden. This land is currently used as extra garden space by the current occupants of the property. It will be up to any potential purchaser/their chosen solicitor to investigate this further.

Location

Located on a popular residential road within the desirable Summersdale area just to the north of Chichester's city centre, the property is within a

short distance of all the city has to offer but also has a number of local amenities close by which include a GP surgery, convenience store/Post Office and a gym. Chichester's historic city centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the South of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

SUMMERSDALE

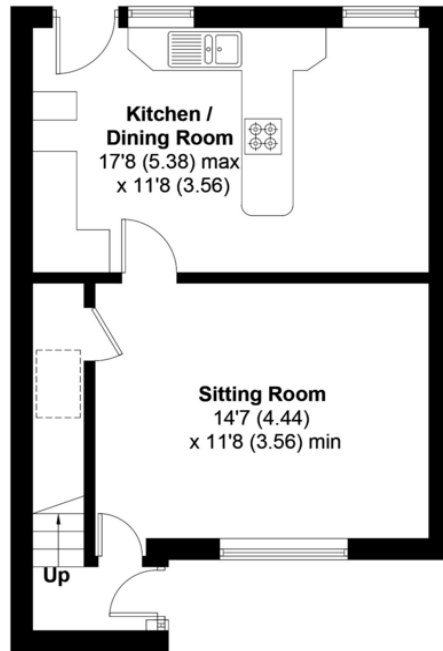


Winterbourne Road, PO19 6PB
 APPROXIMATE GROSS INTERNAL AREA = 861 SQ FT / 80.0 SQ M

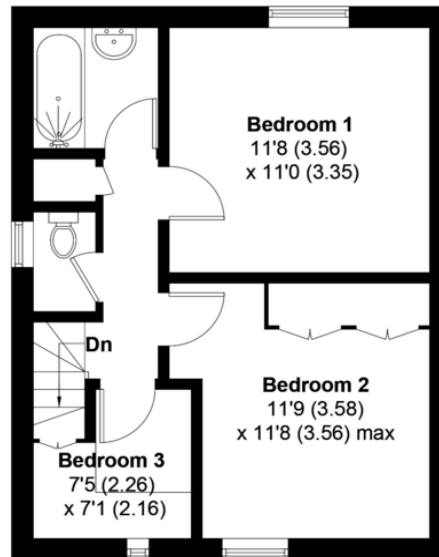


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= Reduced headroom below 1.5m / 5'0



GROUND FLOOR

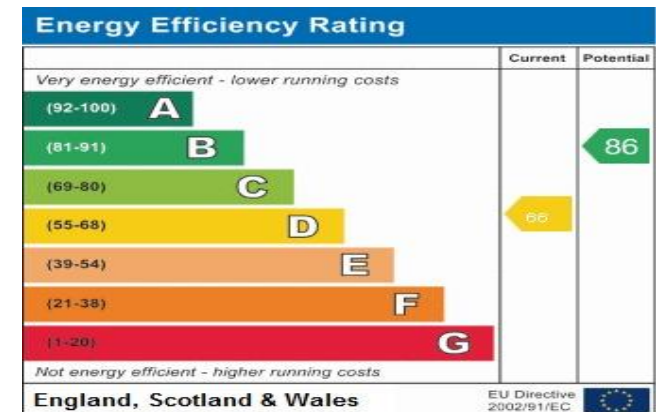


FIRST FLOOR

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. (ID810544)

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EPC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

