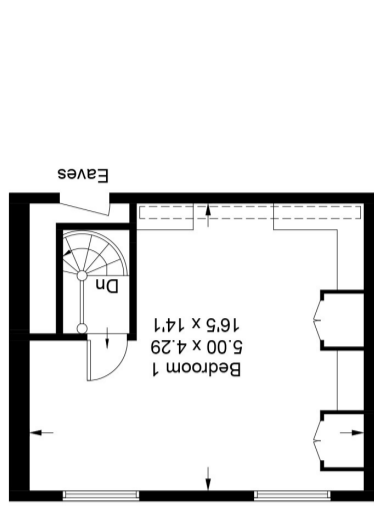
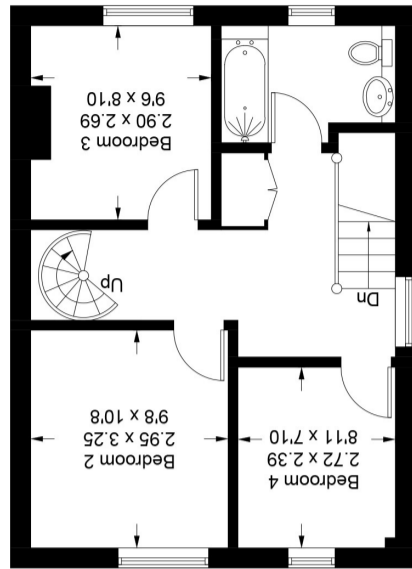


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Created by Emzo Marketing 2022. (ID870092)

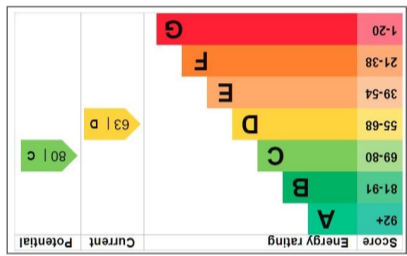
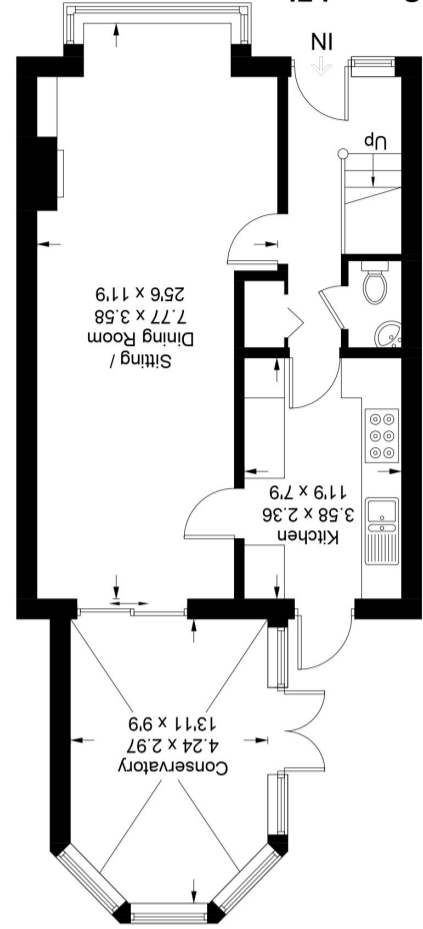
Second Floor



First Floor



Ground Floor



= Reduced headroom below 1.5m / 5'0"

Produced for Stride & Son Estate Agent.

Approximate Gross Internal Area = 119.8 sq m / 1289 sq ft

20, Kings Avenue, PO19 8EA



# STRIDE & SON

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Kings Avenue, Chichester

## 20 Kings Avenue, Chichester, West Sussex, PO19 8EA

Situated in a popular residential area within about ½ mile of Chichester's city centre and railway station, 20 Kings Avenue is a spacious older style **4 bedroom semi detached house**. On the ground floor, features to note include a cloakroom, modern fitted kitchen, and a large sitting/dining room measuring approximately 25' in length, with bay window and sliding door opening to a UPVC double glazed conservatory. On the first floor, there are 3 bedrooms, a modern family bathroom/WC, and spiral wooden staircase leading to a good-sized 2<sup>nd</sup> floor principal bedroom with a range of fitted wardrobes and storage and possible potential for en-suite facilities, subject to consent. The property also benefits from gas central heating and UPVC double glazed windows and there maybe further potential to extend at the rear, again subject to consents. Outside, there is a brick paved frontage providing **off road parking** and a generous length **southerly aspect rear garden**. Offered for sale with the advantage of no forward chain, this property might represent a good investment opportunity or appeal to those looking for a family home.

Chichester's main shopping precinct offers an excellent range of independent shops as well as those with national brands, and many restaurants and bars. Also within easy reach is the renowned Festival Theatre, a variety of sports and leisure facilities, several large supermarkets and Chichester Harbour, whilst the mainline train station provides services along the coast and to London Victoria.

Covered step with outside light to front door opening to:

**ENTRANCE HALL:** Coats /storage cupboard with cupboard above. Understairs storage cupboard housing electricity meter. Fuse box. Radiator. UPVC double glazed window. Doors to:

**UNDERSTAIRS WC:** Low level WC. Wash hand basin. Part tiled walls. Tiled floor. Extractor fan.

**SITTING/DINING ROOM:** 25'6 x 11'9. Marble type fireplace and hearth with fitted coal effect gas fire and fitted storage cupboard to side with shelving above. Radiator. UPVC double glazed bay window to front of property. Double glazed sliding door with matching side panel opening to:

**CONSERVATORY:** 13'11 x 9'9. UPVC double glazed conservatory with a brick base under a glazed pitched roof with power points, tiled floor, radiator and double doors to rear garden.

**KITCHEN:** 11'9 x 7'9. Fitted kitchen comprising laminated worksurfaces with drawers and cupboards under. Range of matching wall mounted cupboards. Inset single drainer 1 ½ bowl stainless steel sink unit with mixer tap. Space for range cooker with fitted Rangemaster extractor hood above. Integrated fridge and freezer. Space and plumbing for washing machine. Cupboard housing Vaillant gas fired combination boiler. Cupboard housing gas meter. Recessed ceiling spotlights. Part tiled walls. Tiled floor. Doors to entrance hall and sitting/dining room. UPVC double glazed stable type door to rear garden.

From the entrance hall, stairs to:

**1<sup>st</sup> FLOOR LANDING:** Linen/storage cupboard with slatted shelving. Radiator. UPVC double glazed window. Doors to:

**BEDROOM 2:** 10'8 x 9'8. Radiator. UPVC double glazed window.

**BEDROOM 3:** 9'6 x 8'10. Fitted shelving. Radiator. UPVC double glazed window.

**BEDROOM 4:** 8'11 x 7'10. Radiator. UPVC double glazed window.

**BATHROOM/WC:** Fitted bath with mixer tap, mains fed shower over and fitted glazed shower screen. Low level WC with concealed cistern. Wash hand basin with fitted cupboard under. Fitted double fronted wall cupboard with shelf and fitted mirror to side. Recessed ceiling spotlights. Tiled walls and floor. Heated towel rail. Radiator. UPVC double glazed window.

From 1<sup>st</sup> floor landing, open tread timber spiral staircase with access to eaves storage space and door to:

**2<sup>nd</sup> FLOOR BEDROOM 1:** 16'5 x 14'1. Range of fitted bedroom furniture including two double fronted wardrobes with dressing table between. Two storage cupboards and a range of drawers. Radiator. Two UPVC double glazed windows.

**SERVICES:** All main.

**COUNCIL TAX BAND:** D – Chichester District Council.

**EXTERIOR:** To the front of the property there is a **brick paved driveway providing off road parking**. A gated brick paved path to one side of the house leads to the **southerly facing rear garden** being mainly laid to lawn with shrub beds, a brick paved terrace adjoining the back of the house and conservatory, and a concrete hardstanding at the end of the garden bounded by several conifer trees with a timber storage shed, and a personal gate to the southern boundary fence.

## PRICE GUIDE £395,000 FREEHOLD

**DIRECTIONS:** From Chichester's train station just south of the city centre proceed south along Stockbridge Road and after about 1/3 of a mile turn left into South Bank and then right, almost immediately, into Kings Avenue following the road around to the left where No.20 will be found towards the end of the road on the right hand side.

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

