



## 4 Etrick Close, Chichester

A spacious semi-detached bungalow in a mature cul-de-sac, half a mile from city centre



- ▶ Immediate 'exchange of contracts' available
- ▶ A 1,270 sqft extended bungalow
- ▶ Loft room
- ▶ South facing rear garden
- ▶ Close to city centre
- ▶ Sold via 'secure sale'
- ▶ Excellent scope for modernisation
- ▶ 24' sitting room and kitchen/dining room
- ▶ Private drive and carport
- ▶ No onward chain

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000.

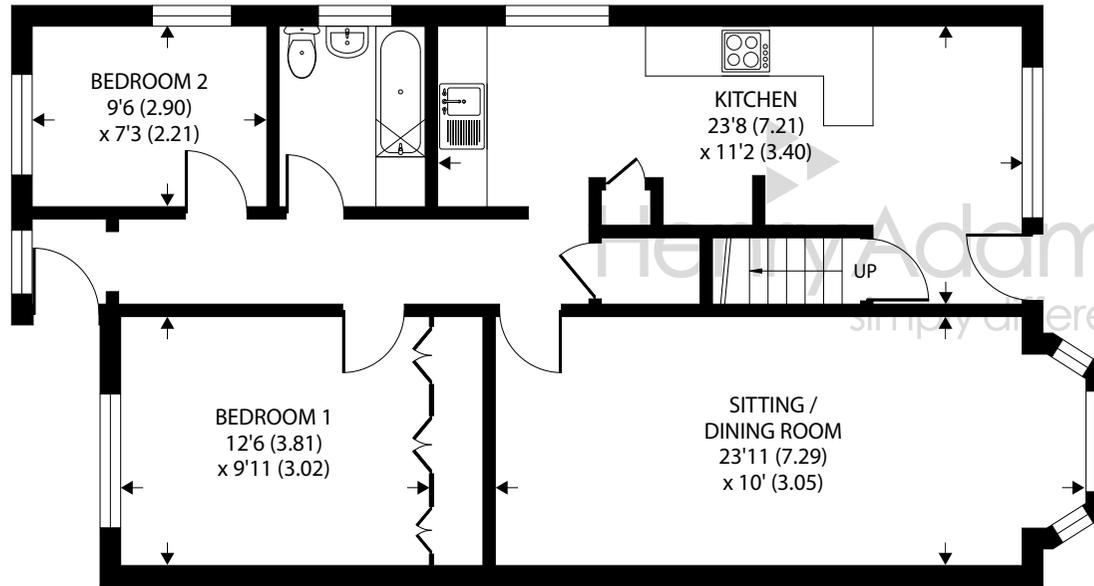
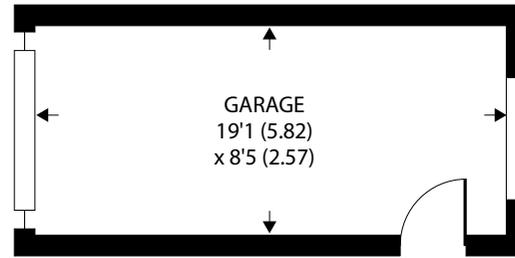
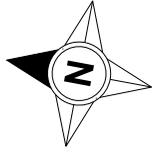
A rare opportunity to purchase an extended semi-detached bungalow in Chichester offering excellent scope for modernisation and improvement.

Situated in a mature residential cul-de-sac about half a mile level walk from the city centre shopping precinct, the property has a full width extension at the rear. It also has the benefit of a first floor loft room accessed via a narrow staircase in the dining area of the kitchen/diner.

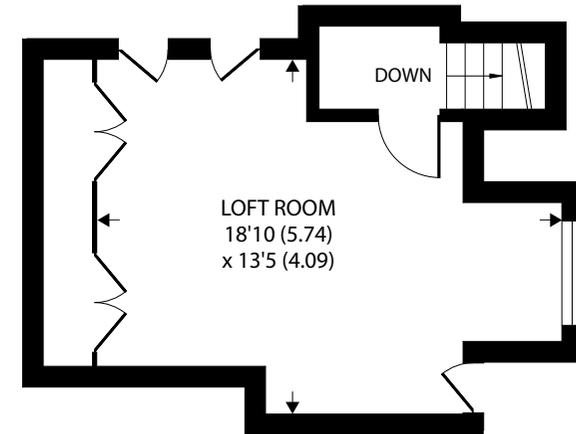
The accommodation also includes a 24' sitting room with a large bay window overlooking the south facing courtyard style garden with mature shrubs providing a screen from the railway behind. There are two bedrooms and a bathroom. Outside, there is a long driveway with a turning spur/hardstanding at the front. The drive extends along the side of the bungalow leading to a car port and a garage suitable for a small car (NB - The drive narrows to 6'8 by the meter box at the side of the bungalow).

Chichester District Council - 23/24 Tax Band D £2,118.41





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1270 sq ft / 117.9 sq m (includes garage)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

From the Eastgate circulatory system, proceed south along Market Avenue. After passing the market carpark, turn left into Caledonian Road and immediately right into Stirling Road. Follow the road round into Ettrick Road and then right into Ettrick Close. Number 4 is on the right.

<https://what3words.com/pies.tells.jump>

