



## Somerstown, Chichester, West Sussex, PO19 6AH

- An Impressive Three Double Bedroom Mid Terrace Town House
- Separate Fitted Kitchen
- Garage With Potential For Conversion (STP)
- Prime Chichester Location

GUIDE PRICE £450,000 - £475,000

- Driveway With Parking For Two Cars
- Enclosed Rear Paved Garden
- Excellent Local Schools Nearby
- Well Presented Throughout



Welcome to your future home, a three-bedroom townhouse situated in the sought-after Somerstown area of Chichester. As you step into the property, the long entrance hallway greets you, leading you past the internal garage access, w/c and bedroom complete with double doors that open directly onto a rear garden. This ground floor space also offers an opportunity to convert the garage into more living space which many of the neighbouring properties have already done.

Moving up to the first floor, the open plan lounge and dining area provide the perfect setting for entertaining and unwinding, flooded with natural light that enhances the sense of space. Seamlessly functional, a separate modern fitted kitchen is equipped with all the amenities necessary to cater to both the casual cook and the serious chef alike.

The top floor is reserved for rest and relaxation, hosting two double bedrooms, each presenting a perfect personal retreat. The family bathroom, situated in between each bedroom and easily serves both rooms, offering style and substance with its contemporary fixtures and fittings, bath and separate walk-in shower.



Externally, the private driveway leading to the integral garage adds to the allure of this desirable property. The peace a la resistance is the superb views this property has across Oaklands Park allowing you views into a wonderful green space.

Enjoy easy access to local amenities, schools, high street shops and of course Chichester festival theatre which is the cultural heartbeat of Chichester, all while nestled in a peaceful and friendly neighbourhood. Don't miss the opportunity to call this house your own.

# Accommodation

## GROUND FLOOR

PORCH

ENTRANCE HALLWAY

GARAGE

8' 0" x 19' 0" (2.44m x 5.79m)

BEDROOM THREE

7' 7" x 8' 10" (2.30m x 2.70m)

W/C

## FIRST FLOOR

LOUNGE

13' 11" x 20' 05" (4.23m x 6.23m)

KITCHEN

13' 11" x 7' 11" (4.25m x 2.42m)

## SECOND FLOOR

BEDROOM ONE

13' 11" x 8' 10" (4.25m x 2.69m)

BEDROOM TWO

14' 0" x 10' 8" (4.26m x 3.24m)

## OUTSIDE

OFF STREET PARKING

REAR PATIO GARDEN



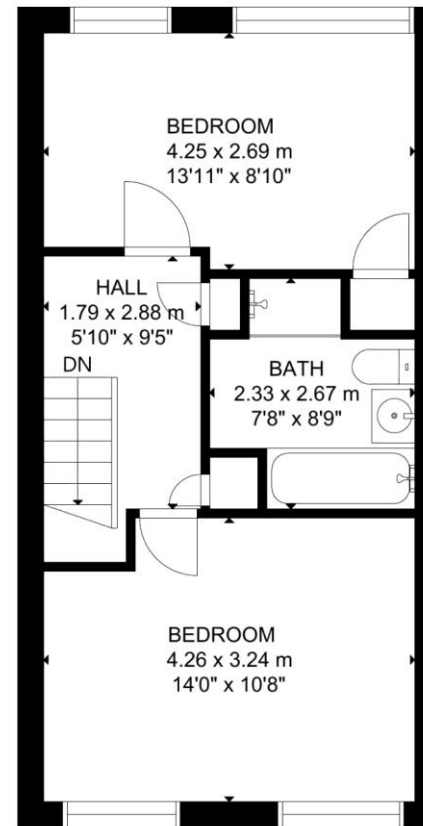
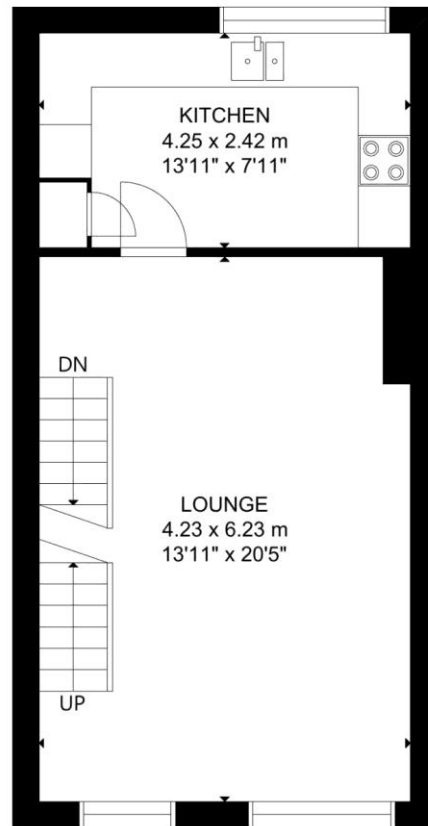
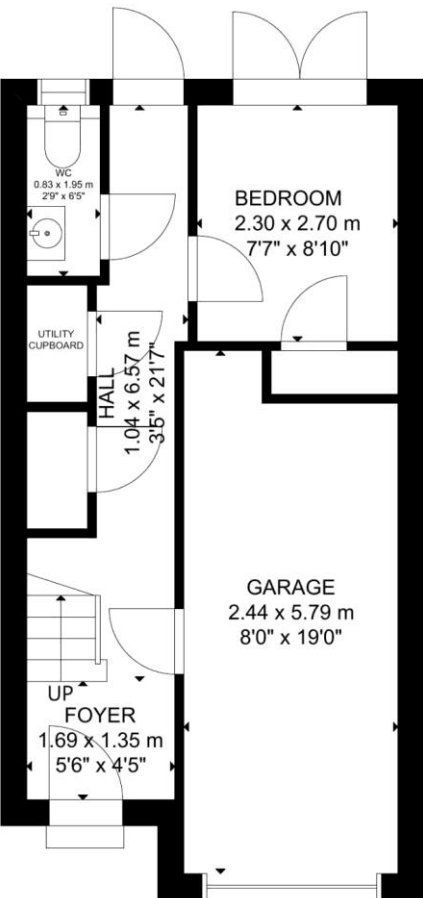
Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun... could there be a better way to switch off?

Why not take a short walk into town and really soak up Chichester's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements



GROSS INTERNAL AREA  
 TOTAL: 110 m<sup>2</sup>/1,195 sq ft  
 GROUND FLOOR: 36 m<sup>2</sup>/391 sq ft FIRST FLOOR: 37 m<sup>2</sup>/402 sq ft  
 SECOND FLOOR: 37 m<sup>2</sup>/402 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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