

Duncan Road, Chichester

ASKING PRICE OF £360,000



- End Of Terrace Four Bedroom House
- No Ongoing Chain
- Highly Sought After Position In Central Chichester
- In Need Of Refurbishment
- Off Street Parking Available

# Duncan Road, Chichester, West Sussex, PO19 3NG



Located on a quiet side road close to Chichester City Centre, this end-of-terrace house offers a tranquil retreat from the bustling city life. Nestled in a corner position, the property boasts its own front garden, creating a welcoming entrance to this family home with bags of potential.

Upon stepping inside, you are greeted by the inviting entrance hallway that leads you to the kitchen, situated at the end of the hallway, offers an enjoyable space for culinary creations and features a convenient door leading out to the rear garden, perfect for al fresco dining and outdoor relaxation.

Adjacent to the kitchen, a spacious living room awaits, adorned with a sliding door that seamlessly connects the indoor space to the lush greenery of the garden. This area provides a versatile setting for entertaining guests or unwinding after a long day. Additionally, a third bedroom or second reception room off the hallway offers flexibility in its usage, catering to various lifestyle needs.

Ascending to the upper level, a well-lit landing guides you to the generously sized first and second bedrooms, both offering ample space for personalization and comfort. The fourth bedroom, though smaller in size, presents itself as an ideal space for a home office or nursery, adapting to your evolving requirements.

Completing the upper floor, the family bathroom and a separate WC provide convenience and functionality for daily routines. For added practicality, the property offers unofficial off-street parking located around the back and side of the house, ensuring ease of access for residents and visitors alike. While the property exudes potential and charm, it requires refurbishment throughout, offering a blank canvas for the discerning buyer to transform and customise according to their preferences. From top to bottom, including the rear garden, this residence presents a unique opportunity to create a personalised haven in the heart of Chichester.



## Picture this...

Why not take a short ride into town and really soak up Chichester cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer.

This City really is known for its entertainment and lifestyle. Alternatively, just imagine taking a short stroll round the corner to the ever so popular array of gastro pubs and treat yourself to a couple of drinks and a lovely cooked meal on a cosy Sunday afternoon.



Total Area: 867 ft<sup>2</sup> ... 80.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

## Accommodation

### GROUND FLOOR FLAT

ENTRANCE HALLWAY

LIVING ROOM

12' 4" x 14' 11" (3.75m x 4.30m)

KITCHEN

6' 6" x 7' 10" (1.97m x 2.38m)

BEDROOM THREE

12' 4" x 8' 4" (3.75m x 2.53m)

### FIRST FLOOR

BEDROOM ONE

11' 0" x 12' 1" (3.36m x 3.67m)

BEDROOM TWO

10' 7" x 11' 4" (3.23m x 3.45m)

BEDROOM FOUR

10' 9" x 9' 5" (3.32m x 2.89m)

BATHROOM

W/C

### OUTSIDE

OFF STREET PARKING

SOUTH FACING REAR GARDEN

FRONT GARDEN





## What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on [info@soloestates.co.uk](mailto:info@soloestates.co.uk) and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

EPC TBC

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Solomons Estate Agents**

**01243 624 637**

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