





## 48 Windsor Road, Chichester

A semi-detached house situated on a popular development about one mile from the city centre



- ▶ **Ideal first-time purchase or buy-to-let investment**
- ▶ **Dual aspect sitting room**
- ▶ **Long private drive to garage**
- ▶ **No onward chain**
- ▶ **Semi-detached house**
- ▶ **Gas central heating via radiators**
- ▶ **Southerly aspect rear garden**
- ▶ **Good access to bus routes and A27**

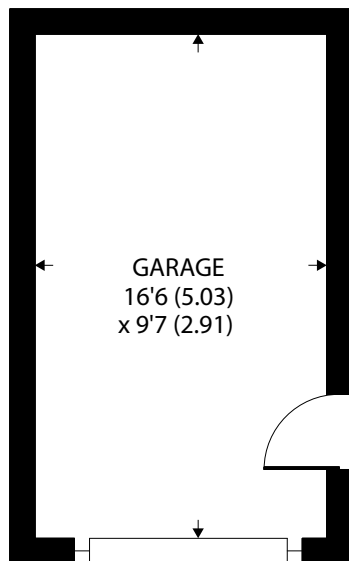
Introducing a fantastic opportunity to acquire a well-positioned two bedroom semi-detached house in a sought-after location merely a mile away from the city centre. A perfect first-time purchase or ideal buy-to-let investment with a projected monthly rent of £1250, this property stands out as an excellent choice for discerning buyers.

Offering ease of access to nearby bus routes and the A27, residents of this charming abode will enjoy the benefits of excellent transportation links, enhancing the overall convenience and accessibility of the location. The property includes an entrance hall that sets a warm and welcoming tone, leading to a sitting room featuring a dual aspect and an archway that flows into the kitchen dining room. The kitchen is equipped with white fronted units and integrated appliances including an electric oven, ceramic hob, and cooker hood. On the first floor there are two bedrooms and a bathroom.

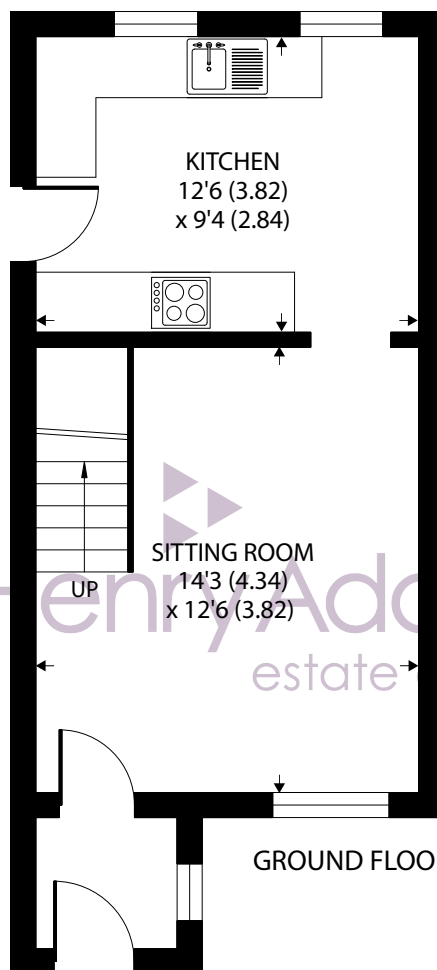
An open-plan front garden coupled with an adjacent driveway leading to a garage provides ample parking space for residents and guests, further enhancing the convenience and practicality of the property. A side gate grants access to the southerly aspect rear garden.

Chichester District Council - 24/25 Tax Band C £1,977.87





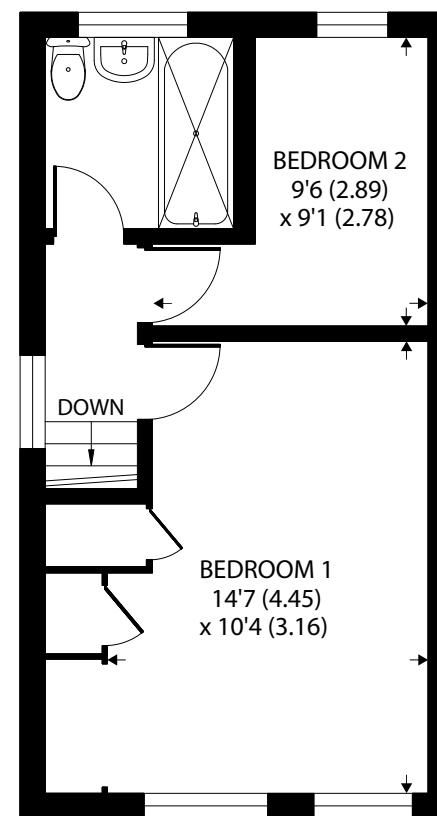
GARAGE  
16'6 (5.03)  
x 9'7 (2.91)



KITCHEN  
12'6 (3.82)  
x 9'4 (2.84)

SITTING ROOM  
14'3 (4.34)  
x 12'6 (3.82)

GROUND FLOOR



BEDROOM 2  
9'6 (2.89)  
x 9'1 (2.78)

BEDROOM 1  
14'7 (4.45)  
x 10'4 (3.16)

FIRST FLOOR

Approximate Area = 644 sq ft / 59.8 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 802 sq ft / 74.4 sq m

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

Proceed east out of Chichester along the Bognor Road. After passing the Co-operative, turn left into Florence Road. Take the first turning on the right into Windsor Road and number 48 can be found on the right hand opposite Buckingham Drive.

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