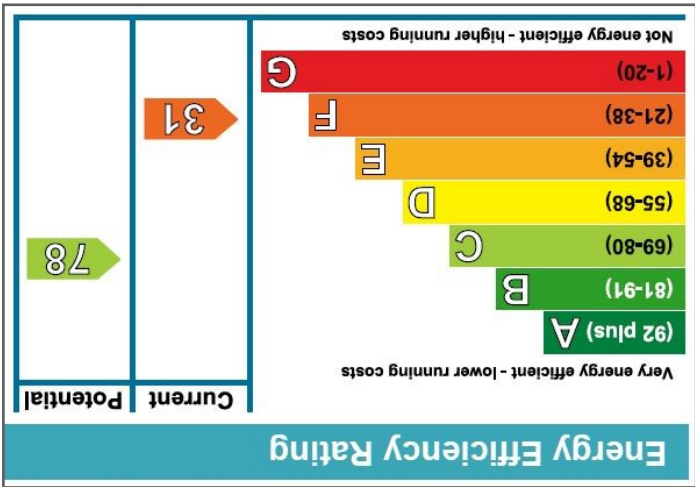
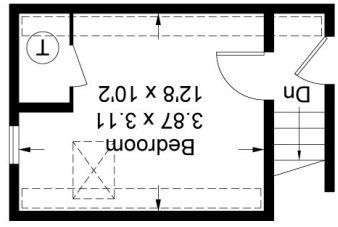


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2016. (ID277432)

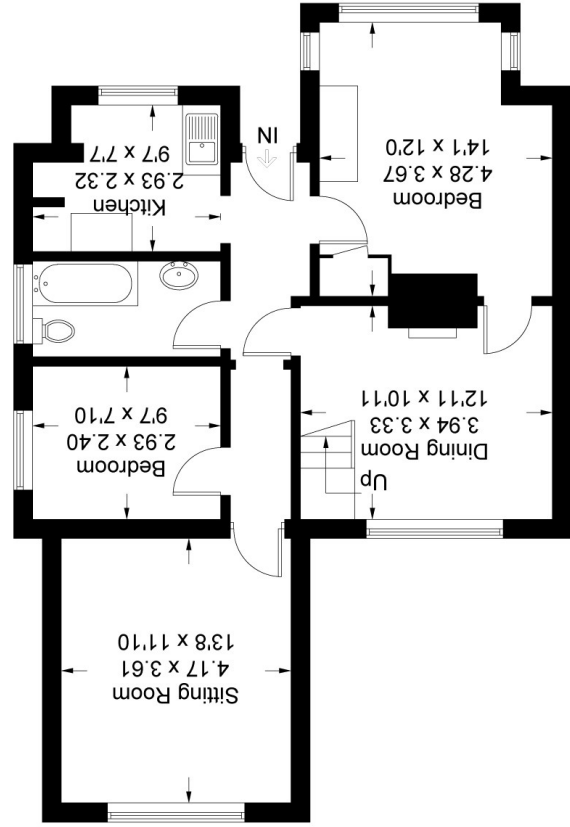


First Floor



= Reduced headroom below 1.5m / 5'0"

Ground Floor



Produced for Stride & Sons Estate Agent.

Grosvenor Road, Donnington, PO19
 Approximate Gross Internal Area = 85.1 sq m / 916 sq ft

STRIDE & SON

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Grosvenor Road, Donnington

61 Grosvenor Road, Donnington, Chichester, PO19 8RU.

Situated at the end of this quiet-residential cul-de-sac an attractive detached chalet bungalow. The property of brick elevations under a clay tiled roof and was extended in the 1990s to the rear to provide a first floor bedroom and now comprises **3 bedrooms** with partial UPVC double glazing, gas fired central heating and a large mature garden.

N.B. Although the property has no off street parking there is ample space to the front should this be required.

The property would benefit from internal updating and offers scope for further enlargement subject to usual planning consent but is conveniently located within walking distance of Donnington's shopping arcade and Co-Op and there is a regular bus service to the city centre approximately 1 mile to the south.

The accommodation is arranged as follows:

Covered entrance with half-glazed front door to:

HALL: Radiator. Electric meter cupboard. Door to:

SITTING ROOM: 13'8 x 11'10. Radiator. Laminate wood flooring.

DINING ROOM/

BEDROOM 3: 12'8 x 12' max. Two oak fitted base units. Two radiators. Polished pine flooring. Shelved store cupboard. Door to:

FAMILY ROOM: 11' x 13' max. Open fireplace with tiled surround. Polished pine flooring. Radiator. Telephone point. Door to hall.

KITCHEN: 9'7 max. x 7'9. Stainless steel sink unit with cupboards above and below. Range of fitted shelves. Electric cooker point. Fitted base unit. Concord gas boiler for domestic hot water and central heating.

BEDROOM 2: 9'6 x 7'11.

BATHROOM: White suite comprising panelled bath with tiled surround. Low level WC. Vanity unit with cupboard below. Extractor fan. Radiator. Towel rail.

Stairs to:

From the family room stairs lead to:

1st FLOOR LANDING: Hatch to insulated and part boarded loft. Door to:

BEDROOM 1: 12'8 max. x 10'1. Airing cupboard housing lagged copper cylinder. Velux window.

SERVICES: All main.

EXTERIOR: To the front of the property is a lawned garden with flowering shrubs and flowerbeds. A side access with integral store cupboard housing gas meter leads to a large lawned rear garden with mature fruit trees, well stocked flowerbeds, vegetable garden, aluminium framed greenhouse and timber built garden shed. The garden is bounded to the rear by Chichester canal and tow path.

PRICE GUIDE: £345,000 FREEHOLD

DIRECTIONS: From Chichester proceed south along South Street passing over the railway line and continue to the A27 roundabout. Go straight over following signs to the Witterings and Grosvenor Road is the first turning on the left and 61 will be found towards the end of the road on the left hand side.

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

