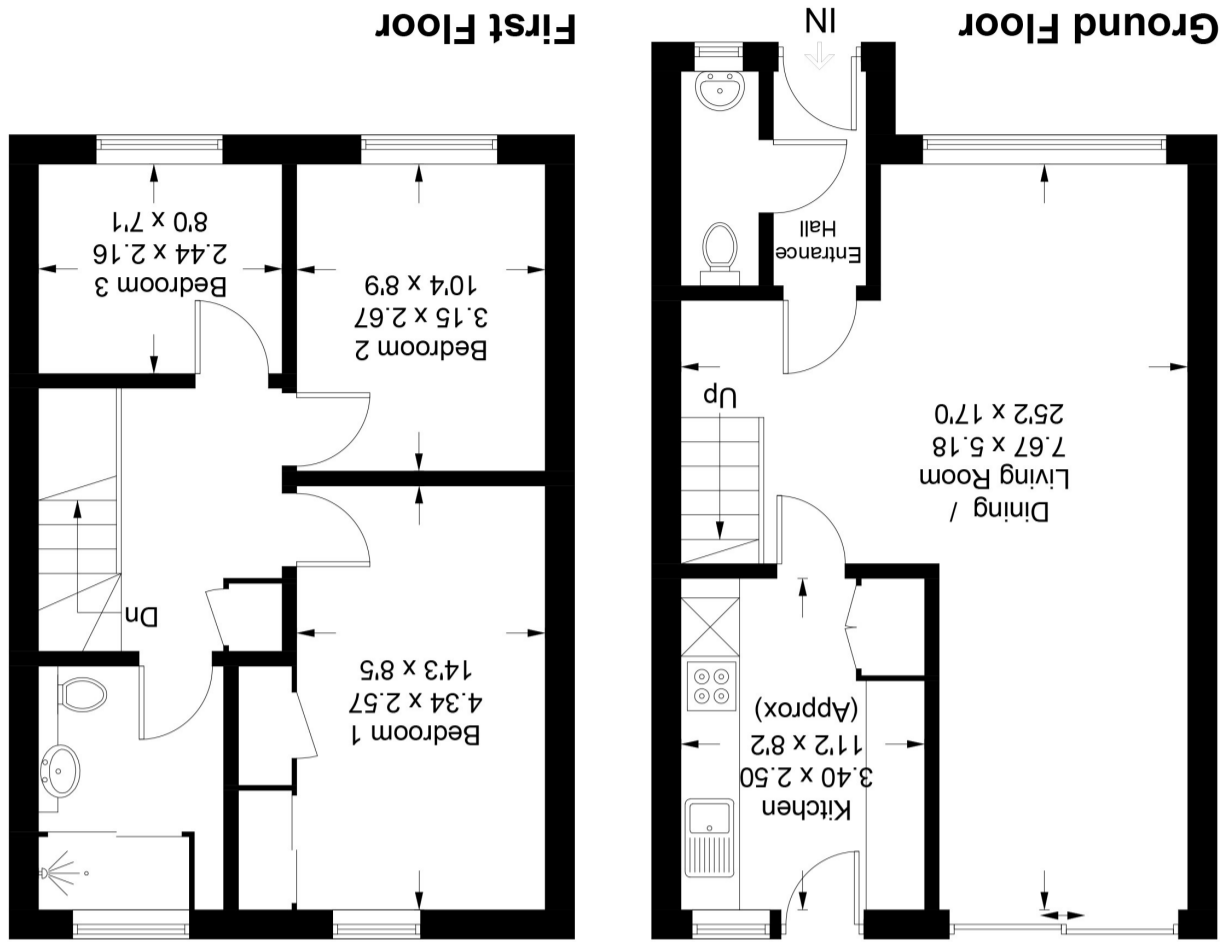


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID721576)



Approximate Gross Internal Area = 82 sq m / 883 sq ft
 Produced for Stride & Son Estate Agent.



7 Grove Park, PO19 3HY

STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Chichester

7 Grove Park, Chichester, West Sussex, PO19 3HY.

Situated in a quiet residential area approximately 1 mile west of the city centre, a terraced family house in need of internal updating. The property offers spacious 3 bed roomed accommodation with gas fired warm air central heating, sealed unit double glazing, south facing rear garden and the property has a single garage and guest parking.

The property is available with no onward chain.

The accommodation is arranged as follows:

Double glazed front door to:

ENTRANCE HALL: Door to:

CLOAKROOM: Low level WC. Vanity unit with electric hot water tap and electric wall heater.

From the hall, glazed door to:

SITTING/DINING ROOM: 17' max. x 25'2 (L shaped). Warm air vent. Double-glazed patio doors to south facing garden. TV aerial point. Serving hatch to:

KITCHEN: 11'2 x 8'2 max. Range of fitted base and wall cupboards. Inset stainless steel sink. Plumbing for washing machine. Electric double oven. Ceramic hob with cooker hood over. Boiler cupboard housing Starley wall mounted gas boiler for domestic hot water and central heating. Double-glazed door to garden.

From the sitting room stairs lead to:

1st FLOOR LANDING: Shelved linen cupboard. Hatch with folding aluminium ladder to insulated loft with light. Airing cupboard with lagged copper cylinder (immersion).

BEDROOM 1: 14'3 x 8'5. Shelved store cupboard. Double wardrobe cupboard.

BEDROOM 2: 10'4 x 8'9.

BEDROOM 3: 8' x 7'1.

SHOWER ROOM: Tiled shower room with tiled cubicle with Triton control and glazed screen. Vanity unit with light, shaver point and mirror over. Low level WC with concealed cistern. Heated chromium plated towel rail.

SERVICES: All main.

EXTERIOR: The property is approached via a communal drive with parking area leading to a garage compound with single garage with up and over door. To the front of the property is a communal paved courtyard, the main garden lying to the rear of the house being paved with well-stocked flowerbeds, shrubberies and water tap. The garden is part walled and fenced having pedestrian access to the rear and a southerly aspect.

PRICE GUIDE: £275,000 FREEHOLD

DIRECTIONS: From Southgate proceed west along the A286. Carry on to the roundabout and take the first exit on to the A259. Carry on past the Leisure Centre and at the next roundabout take the first exit. Cross over the railway bridge and take the next right into Fishbourne Road East. Follow the road over the next roundabout and continue along Fishbourne Road East taking the 2nd turning on the into Grove Park. Continue to the head of the close and No 7 will be found on the left-hand side on the communal courtyard.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

