

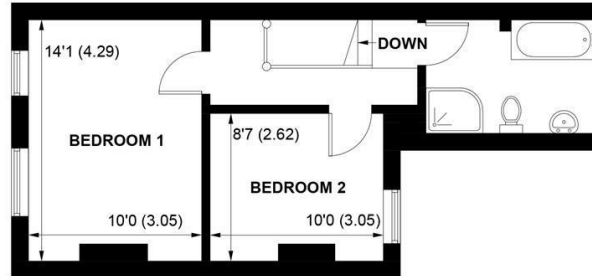


Sims Williams

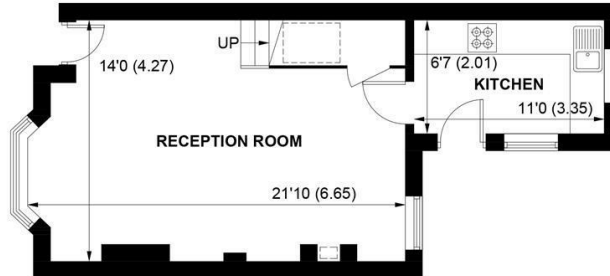


24 CAMBRAI AVENUE, CHICHESTER, WEST SUSSEX, PO19 7UY

 = REDUCED HEADROOM BELOW 1.5M / 5'0



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 728 SQ FT / 67.6 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£330,000 Freehold

24, CAMBRAI AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 7UY

- Edwardian House
- End Of Terrace
- Sitting/Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Southerly Facing Rear Gardens
- Gas Central Heating
- Double Glazing

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

The house has a footpath to the front door which leads directly into a large double aspect sitting/dining room with cast iron open fireplace. Under stairs storage cupboard housing the gas and electricity meters. There are stairs to the first floor and a doorway into the fitted kitchen. The kitchen has a good range of counter tops with cupboards and drawers under as well as wall cupboards. There is a ceramic electric hob with fan assisted electric oven and grill below. There is a cupboard housing a gas fired combination boiler for central heating and domestic hot water. Space and plumbing for both a washing machine and larder style 'fridge/freezer. Door to rear garden.

On the first floor there are 2 double bedrooms and a bathroom with a modern suite.

Outside the southerly facing rear gardens are mainly laid to lawn and enclosed within a fenced boundary. Side gate to footpath.

Location

The property is only a brief level walk into East Street which lies about 500 yards away and you will find all the major national stores and individual boutiques within the pedestrianised shopping precincts. There you will find the 12th century cathedral and market cross.

There are a profusion of restaurants, coffee shops and bars within the city centre surrounded by the ancient Roman walls.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From our offices in Southgate proceed into Market Avenue and take the second right into Stirling Road. Bear left into Caledonian Road and on into Whyke Lane. Take the first left into Cambrai Avenue. The property can be found on the right hand side.

Sales & Lettings offices in Arundel Chichester & Walberton

