

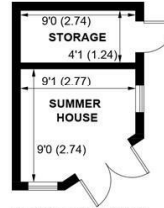
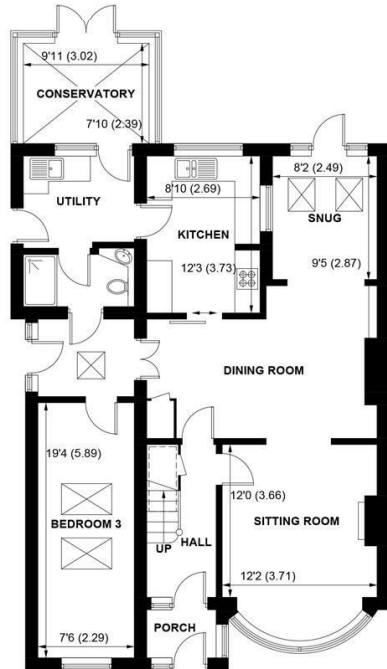


Sims Williams

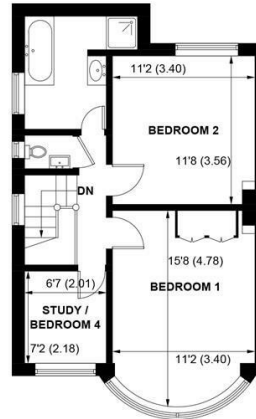


8, WILLOWBED AVENUE, CHICHESTER, WEST SUSSEX, PO19 8JD





(Not Shown In Actual
Location / Orientation)



APPROXIMATE GROSS INTERNAL AREA = 1610 SQ FT / 149.6 SQ M

OUTBUILDING = 108 SQ FT / 10.0 SQ M

TOTAL = 1718 SQ FT / 159.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£550,000 Freehold

8, WILLOWBED AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 8JD

- Substantial Family Home
- West Facing Garden
- Off Road Parking
- Planning For Extension
- Open Fire
- Sought After Location
- New Boiler
- Double Glazing
- Conservatory

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

Substantial family home which has undergone recent refurbishment and a garage conversion offering a versatile living space. The house is situated within a quiet and highly sought after residential enclave within easy walking distance of the city centre, transport links and schools.

The ground floor is a large open free flowing living space with living room to the front enjoying a bay window and open fire place. To the middle is the dining room with offset snug allowing access to the rear garden. There is a stylish modern fitted kitchen with units at base and eye level, tiled splashback, oak work surfaces and gas hob. The garage has been converted to offer a fourth bedroom with adjacent shower room and side door which offers the possibility of this new section of the house to be annexed.

Upstairs are three good sized bedroom with the master benefiting from a large bay window and fitted wardrobes. All are serviced by a stylish contemporary fitted bathroom suite with separate bath and shower, tiled floors and heated towel rail.

Externally the property benefits from ample off road parking to the front and a west facing rear garden with summer house with large store room, patio seating area and mature borders. The

owners have also obtained planning permission to further extend the property to the rear and complete a self contained annexe.

The house has been finished beautifully throughout with large light filled principal rooms and a well worked layout across both floors. Chichester has a good selection of shops and restaurants, as well as the renowned Festival Theatre and Pallant House Gallery. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

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 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 on into Eastgate Square. Follow the road into St Pancras and then turn right into the Hornet. Follow the road into Whyke Road and follow the road over the railway line. Carry on for about 300 yards and turn left into Willowbed Drive and then take a right into Willowbed Avenue.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



