





Floor plan of Bedroom 1. The room is labeled "BEDROOM 1". It features a central area with two dashed rectangular outlines, each containing an 'X'. The dimensions are given as 10'3" (3.12) for the width and 14'0" (4.27) for the length. There are four "TO EAVES" labels indicating access points: one at the top left, one at the top right, one at the bottom left, and one at the bottom right. A staircase labeled "DOWN" is located on the right side, with a circular symbol containing the letter "T" above it.

GROUND FLOOR

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£475,000 Freehold

12, PARKLANDS ROAD,
CHICHESTER,
WEST SUSSEX, PO19 3DT

- Semi-Detached Chalet Bungalow
- Popular Parklands Location
- No Onward Chain
- Sitting Room
- Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Front & Rear Gardens
- Off-Road Parking

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain, this well-presented semi-detached chalet bungalow is located in the sought-after Parklands location of Chichester.

A host of amenities including shops, doctors surgery, schools, attractions and excellent travel links are all within easy walking distance.

The accommodation is arranged over 2 floors and comprises entrance hall with doors leading to the sitting room with feature fireplace and stairs to the first floor.

The kitchen is fitted with a range of units and work surfaces, with space for freestanding cooker, washing machine and under counter fridge.

The dining room has ample room for table and chairs and French doors leading to the rear garden.

There are 2 double bedrooms and family bathroom with white suite consisting of bath with shower over, wash basin and WC. To the first floor there is a further bedroom with plenty of eaves storage.

Outside, the front provides off-road parking for 2 cars. The good-sized, secluded rear garden is mainly to lawn, with patio area, timber storage shed and established planting.

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 the Market Cross in the city centre proceed along West Street to the roundabout and take the second exit into Westgate. After about 150 yards turn right into Parklands Road. The property can be found on the right hand side, past the doctors surgery.

