Sims Williams

63 SPITALFIELD LANE, CHICHESTER, WEST SUSSEX, PO19 6SG

APPROXIMATE GROSS INTERNAL AREA = 1126 SQ FT / 104.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

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£349,950 Freehold

63, SPITALFIELD LANE,
CHICHESTER,
WEST SUSSEX, PO19 6SG

- No Onward Chain
- Character Property
- Recently Refurbished Throughout
- Sitting Room & Dining Room
- Stylish Fitted Kitchen & Appliances
- Utility/Cloakroom
- 2 Double Bedrooms
- Modern Bathroom Suite
- Generous Rear Garden

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = C

A recently refurbished semi-detached character property in a popular residential location within easy walking distance to Chichester city centre and its many amenities.

The well-appointed accommodation comprises entrance hall with stairs leading to the first floor and a door to the sitting room with feature fireplace, which in turn opens onto the dining area.

The stylish kitchen is fitted with a range of modern gloss units with wood work surfaces with space for freestanding cooker and dishwasher. An inner lobby leads to the useful cloakroom/utility room and a door opens onto the rear garden.

To the first floor there are 2 double bedrooms. The attractive bathroom has a white suite consisting of bath with shower over, wash basin and WC. A further staircase leads onto a spacious loft area.

Outside the generous rear garden is mainly laid to lawn with paved patio and areas of 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 Northgate roundabout proceed into Oaklands Way and at the next roundabout take the first exit into Spitalfield Lane. The property will be found on the left hand side.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 787868
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract