

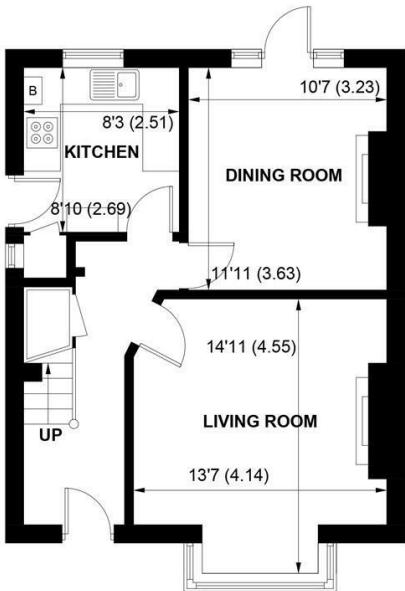


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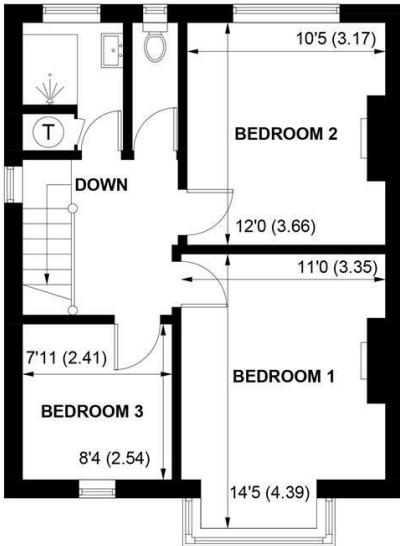


67, ST. JAMES ROAD, CHICHESTER, WEST SUSSEX, PO19 7HR





GROUND FLOOR



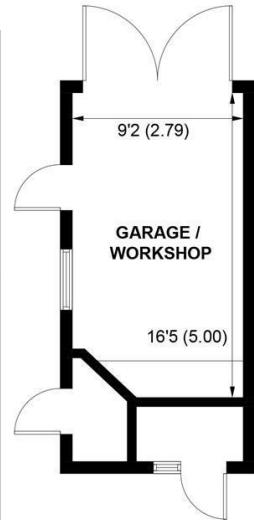
FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 998 SQ FT / 92.7 SQ M

GARAGE / WORKSHOP = 182 SQ FT / 16.9 SQ M

TOTAL = 1180 SQ FT / 109.6 SQ M

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



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

CHICHESTER OFFICE

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£380,000 Freehold

67, ST. JAMES ROAD,
CHICHESTER,
WEST SUSSEX, PO19 7HR

- Detached Family Home
- Off Road Parking
- Chain Free
- Garage
- Large Rear Garden
- Gas Central Heating
- Double Glazing
- Living Room
- Dining Room

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = D

Detached family home situated in central Chichester within easy walking distance of local shops, schools and the city centre. The property benefits from spacious principal rooms, off road parking, garage, large west facing garden and is offered chain free.

To the front of the ground floor is a spacious living room with bay window and feature fire place, the dining room is adjacent with exposed hard wood floor boards, fire place and door to the garden. To the rear is the modern fitted kitchen with units at base and eye level, integrated electric oven with gas hob and space for appliances.

Upstairs are three well proportioned bedrooms; two large double rooms and a good sized single. All three rooms are serviced by a contemporary white shower suite with separate w.c.

To the rear of the house is the large west facing garden which is largely laid to lawn with patio seating area, greenhouse and pond. The driveway wraps around to the left of the house allowing for ample parking and access to the detached garage with two additional stores to the rear.

The cathedral City of Chichester offers a wide range of cultural, leisure and shopping facilities, including the Pallant House gallery and renowned Festival Theatre

The pedestrian shopping precinct, centred around the historic Market Cross has an excellent selection of shops, cafes, pubs, and restaurants. There is a bus station and railway station offering easy access into London and

surrounding areas. Together with many highly regarded public and state schools in the local area with further and higher education options available, making it an ideal place to raise a family.

The beautiful South Downs National Park is situated just to the north and the nearby Goodwood Estate, located to the Northeast is famous for its event days. Such as the world-famous Festival of Speed and Goodwood Revival. Just a few miles south you have Chichester Marina and Harbour, which lead out to the Solent and the stunning Blue Flag sandy beaches at West Wittering.

Directions

From the city centre proceed onto the Hornet and at the Four Chesnuts Public House turn into Oving Road. At the mini roundabout turn left into St James Road. The property can be found on the left hand side.

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.



