



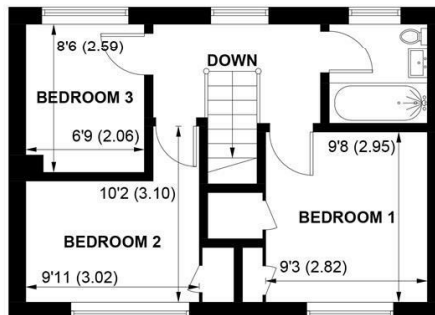
Sims Williams



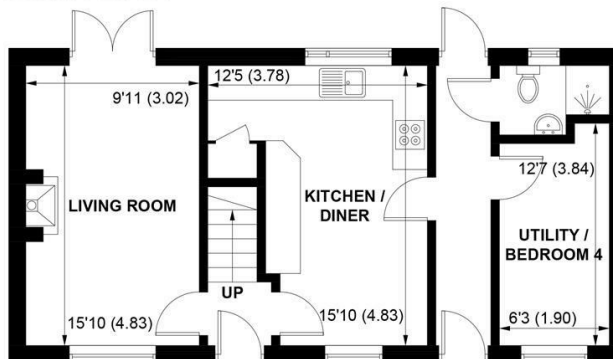
70, SHERBORNE ROAD, CHICHESTER, WEST SUSSEX, PO19 3AQ







**FIRST FLOOR**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 897 SQ FT / 83.3 SQ M**

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

# £385,000 Freehold

70, SHERBORNE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 3AQ

- Highly Sought After Location
- Converted Garage
- Ample Off Road Parking
- Modern Fitted Kitchen
- Large Rear Garden
- Close To Local Amenities
- Wood Burning Stove
- Shower Room
- Stylish Bathroom

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = C

A well presented semi detached family home situated in the highly sought after Parklands area just a stones' throw from local shops, schools and opposite the playing fields. The house benefits from a large rear garden, kitchen/breakfast room, converted garage and ample off road parking.

To the front of the house is a full width living room with wood burning stove, double doors to the garden and large picture window. Opposite is a modern fitted kitchen/breakfast room with a range of units at base and eye level, space for appliances, tiled splash back and electric oven with gas stove. Following through is the converted garage which offers a versatile space which could easily be used as a dining room, home office or further bedroom with use of the adjacent shower room.

Upstairs are three good sized bedrooms with the larger two enjoying views out over the playing fields and park and benefit from built in storage. The bedrooms are serviced by a stylish modern fitted bathroom with tiled walls, shower over bath and pedestal sink.

The large rear garden is a fantastic space largely laid to lawn with a paved seating area, mature trees and useful potting shed. There is also side access to the front with ample off road parking.

Parklands is one of Chichester's most sought after locations, situated within easy walking distance of the city centre you'll also find excellent schools including outstanding secondary Bishop Luffa, local shops and doctors all on the doorstep.

## Directions

Proceed up St Pauls Road from the Northgate roundabout. At the top of the road turn left into Sherborne Road. You will find the house on the left just before the parade of shops.

## 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.

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







