

7 St. Pauls Road, Chichester PO19 3BH

£450,000 Freehold



3 Bedrooms



1 Bathroom



3 Reception Rooms

SW

Sims Williams

## Key Features

- Semi-Detached Edwardian Home
- No Onward Chain
- Walking Distance To City Centre
- 2 Reception Rooms
- Stylish Shaker Kitchen
- Conservatory & Utility
- 3 Double Bedrooms
- Bathroom & WC
- Westerly Rear Garden

## EPC Rating

Current = D

Potential = C

## Council Tax Band

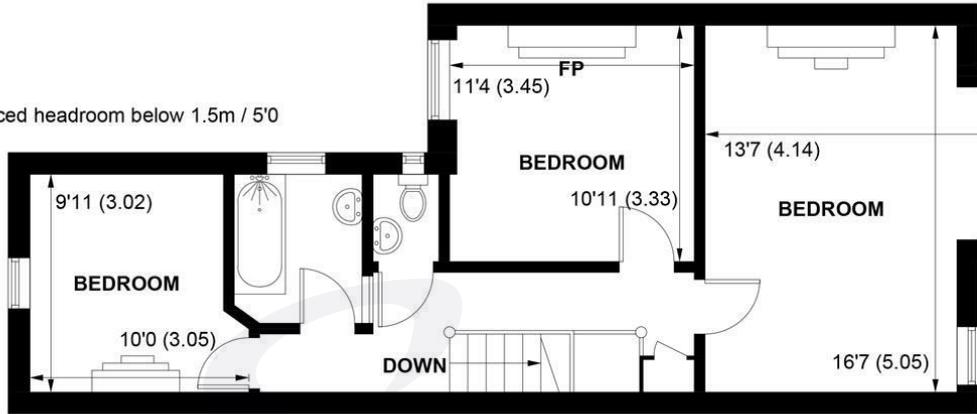
Band = D

## Tenure - Freehold

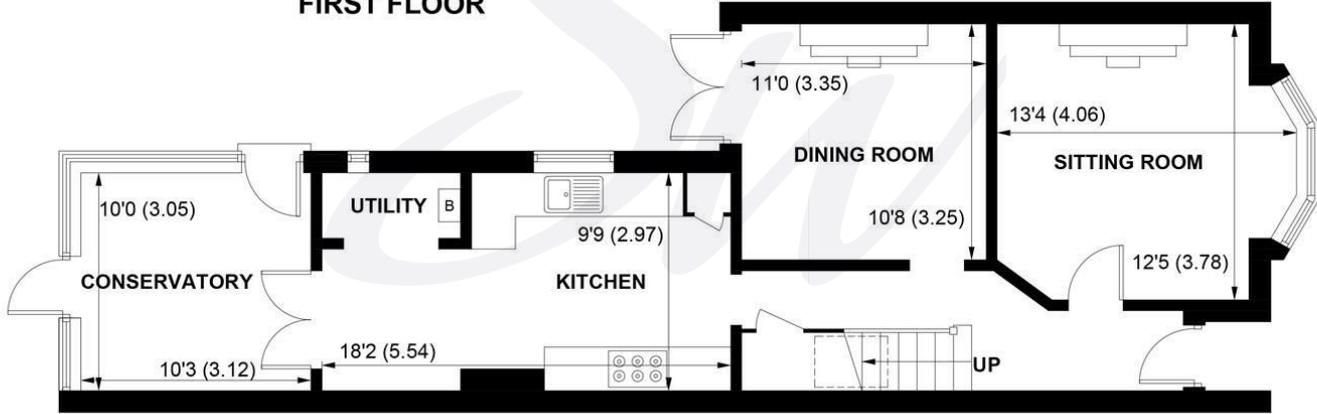




= Reduced headroom below 1.5m / 5'0



**FIRST FLOOR**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1253 SQ FT / 116.4 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

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#### CHICHESTER

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Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

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Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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Lettings 01903 881133

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#### BOGNOR REGIS

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