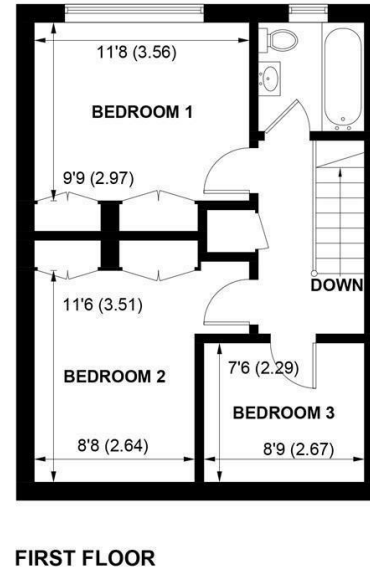
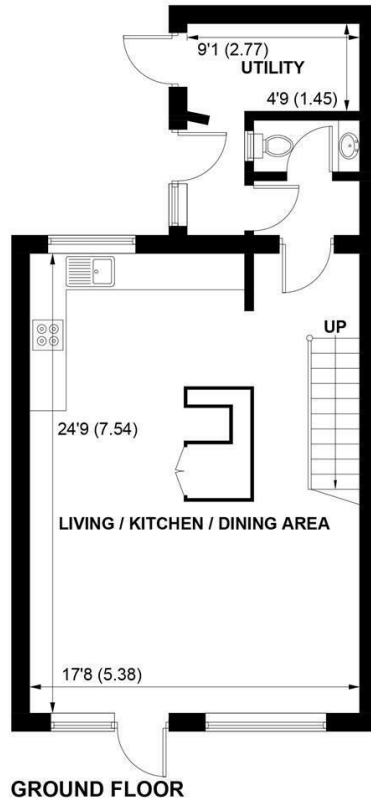


*SW*

Sims Williams



6 SOMERSTOWN, CHICHESTER, WEST SUSSEX, PO19 6AG



**APPROXIMATE GROSS INTERNAL AREA = 1013 SQ FT / 94.1 SQ M**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams

# £385,000 Freehold

6, SOMERSTOWN,  
CHICHESTER,  
WEST SUSSEX, PO19 6AG

- End Of Terrace Town House
- No Onward Chain
- Open Plan Living Space
- Modern Fitted Kitchen
- Cloakroom & Utility Room
- Three Bedrooms
- Family Bathroom
- Courtyard Garden
- Close Proximity To City Centre

## EPC RATING

Current = E  
Potential = C

## COUNCIL TAX BAND

Band = D

A delightful end terrace property occupying a secluded position within a much-requested area of Chichester, within easy proximity to the city centre.

Offered for sale with no onward chain, the accommodation is light and spacious and comprises entrance hall with door leading to the generous open plan living space.

The kitchen area is fitted with a range of stylish units with electric oven, gas hob and extractor over. There is ample room for table and chairs and a door opens onto the rear garden. A useful utility room completes the ground floor.

To the first floor there are 3 bedrooms, with bedrooms 1 and 2 benefiting from double built-in wardrobes. The bathroom has a white suite consisting of bath with shower over, wash basin and WC.

Outside the front garden is mainly to lawn with pretty seasonal planting. The rear garden is low-maintenance, mainly paved with well-stocked borders.

Parking is on-street with residents permit parking. The property also benefits from a garage in a nearby compound which may be available by separate negotiation.

## 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...

The entrance to Somerstown is situated almost opposite the entrance to the Festival Theatre. Having entered Somerstown, bear round to the left and you will see the house a short way along.

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

