

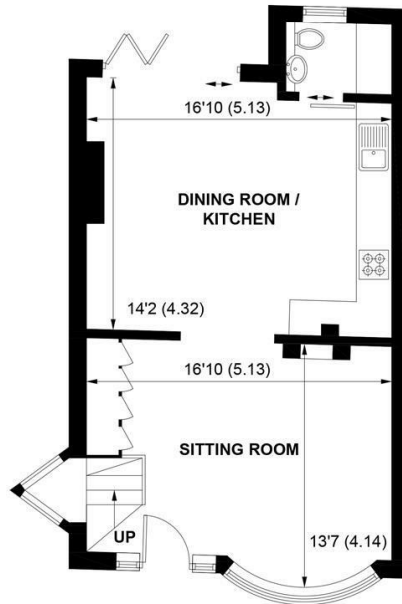


Stirling Williams



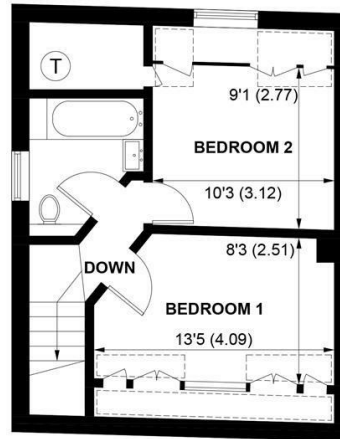
8, STIRLING ROAD, CHICHESTER, SUSSEX, PO19 7DJ





GROUND FLOOR

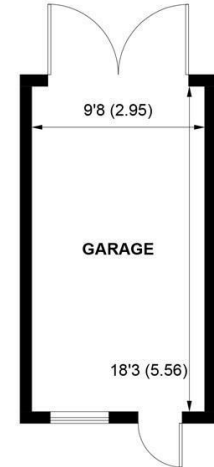
= Reduced headroom below 1.5m / 5'0



FIRST FLOOR



MEZZANINE



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 863 SQ FT / 80.2 SQ M

GARAGE = 176 SQ FT / 16.4 SQ M

MEZZANINE = 117 SQ FT / 10.9 SQ M

TOTAL = 1156 SQ FT / 107.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©

Produced for Sims Williams

£500,000 Freehold

8, STIRLING ROAD,
CHICHESTER,
SUSSEX, PO19 7DJ

- Beautiful Interior Design
- Landscaped Garden
- Off Road Parking
- Garage
- Bi Folding Doors
- Open Fire
- Bespoke Fixtures & Fittings
- Modern Fitted Kitchen
- Central Location

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Stunning two bedroom home situated on a quiet road on the cusp of chichester city centre within easy walking distance of local shops, schools, transport links and the hospital. The property has been extensively refurbished throughout combining high end fixtures and fittings with beautiful interior design.

The ground floor has a bright and airy open layout with a spacious sitting room to the front with under stair storage, bay window and open fire to the front. To the rear is the modern fitted kitchen dining space with quartz worktops, integrated appliances, gas hob and units at base and eye level. There is a handy utility room with w.c.

Upstairs are two well proportioned double bedrooms both with eaves storage and serviced by the fitted bathroom suite with tiled walls, wall hung toilet and electric mirror.

The south west rear garden is accessed via bi folding doors and has been carefully landscaped with block paved seating area, mature shrubs and lawn. The garden also houses the workshop come garage which is an excellent space with the benefit of off road parking accessed via Laburnum Grove.

The property has undergone a complete restoration including electrics, plastering,

bespoke joinery including all wardrobes, new radiators and engineered oak flooring throughout the ground floor. Stirling Road is a pleasant residential road, within a relatively easy walk of the city centre. The shops and restaurants in Chichester are varied and there are excellent schools in the area. There are also lots of cultural amenities, including the Festival Theatre and Pallant House Gallery. Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

Directions

From our offices proceed into Market Avenue. Take the second turning on the right into Stirling Road. The house can be found after about 100 yards on the right 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.

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



