

WHITE &
BROOKS
CHICHESTER

£250,000

Adelaide Road • Chichester • West Sussex

“Two Bedroom Terraced House in great location”

- ❖ Central Location close to Chichester City Centre & St Richards Hospital
- ❖ Living Room with Log Burner
- ❖ Conservatory
- ❖ Downstairs Bathroom
- ❖ Large South West Facing 75ft long Garden
- ❖ Ideal for Investor / First Time Buyer
- ❖ Gas Central Heating and Double Glazed Windows



About The Property

In a Great Location this Two Bedroom Terraced House is approximately 10 minutes walk into Chichester City Centre and a short walk to St Richards Hospital.

This light and airy property comprises of two Bedrooms to the first floor and leading down to the ground floor a Living Room with log burner and built in shelving / storage, downstairs Bathroom, Kitchen with gas cooker and room for appliances.

This property also benefits from a conservatory to the rear of the property and boasts a well maintained large 75ft long garden. Gas central heating and double glazing throughout.

Parking is outside front of house on the road via a residents parking permit for just £36 a year. Restrictions only apply between 10.00-11.00 and 14.00-15.00 Monday to Saturday.

A viewing is highly recommended to appreciate all this property has to offer.



Floorplan and EPC



Total area: approx. 63.0 sq. metres (678.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduce under licence from Evolve Partnership Limited. All rights reserved.
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Room Details

Entrance Hall

Doors leading to downstairs bathroom and sitting room with stairs leading to first floor.

Sitting Room 15' 10" x 10' 6" (4.82m x 3.2m)

Window to side aspect, log burning fireplace, built in storage and shelving, pendant light, wall mounted radiator, fitted carpet throughout with door leading to kitchen.

Kitchen 9' 5" x 5' 11" (2.86m x 1.8m)

Window to side aspect, storage cupboard, fitted with a range of base and eye level units, fitted sink with twin swan neck tap, drainage area to side, room for appliances. Door leading to conservatory.

Downstairs Bathroom

Window to side, laminate flooring, fitted with matching three piece suite, ceramic bath with fitted power shower and glass screen, matching wash hand basin and low level WC.

Conservatory

Half brick base conservatory with laminate flooring. Single door leading to rear Garden.

Garden

Rear of property Patio area to rear, grass turf area, timber fencing surrounding rear of the property. Front of property Low level brick wall surrounding front of the property.

Stairs to:

Bedroom 1 15' 10" x 10' 6" (4.83m x 3.2m)

Two double glazed windows making the room very light, fireplace, fitted carpet, wall mounted radiator and pendant light.

Bedroom 2 15' 10" x 9' 3" (4.83m x 2.82m)

Two double glazed windows, fitted carpet, wall mounted radiator and pendant light.

