

# White & Brooks

CHICHESTER

## £325,000

Salthill Road • Chichester • West Sussex

### “End Of Terrace House”



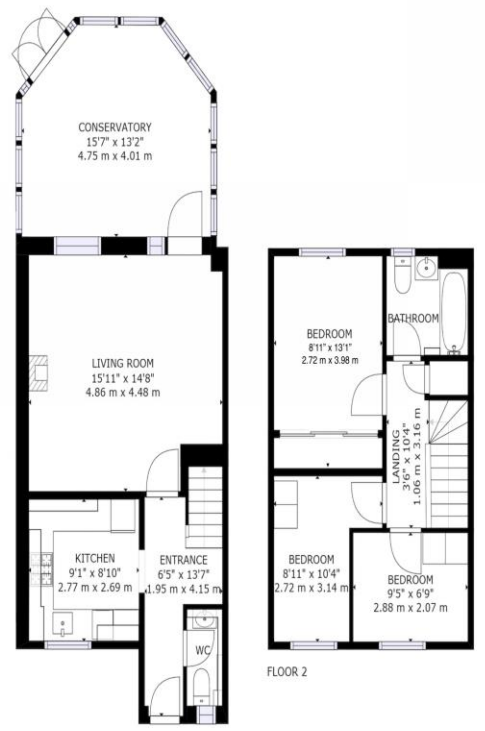
- ❖ Well Presented
- ❖ Situated Close To Fishbourne Primary School & Train Station
- ❖ 3 Bedrooms
- ❖ Lounge/Diner
- ❖ Conservatory
- ❖ Downstairs Cloakroom
- ❖ South Westerly Aspect Rear Garden
- ❖ Garage
- ❖ Double Glazing Throughout

# About The Property

White & Brooks are delighted to offer for sale, this well presented end of terrace house, situated close to Fishbourne Primary School, Train Station and local amenities. The accommodation briefly comprises to the ground floor, Entrance Hall, Cloakroom, Kitchen, Lounge/Diner and Conservatory. To the first floor are Master Bedroom with newly fitted floor to ceiling wardrobe, further two Bedrooms and a family Bathroom. The property further benefits from an enclosed south westerly aspect rear garden which is well stocked, garage and double glazing throughout. An internal viewing is essential to appreciate all the property has to offer.



# Floorplan and EPC



GROSS INTERNAL AREA  
FLOOR 1: 411 sq ft, 38 m<sup>2</sup>; FLOOR 2: 353 sq ft, 36 m<sup>2</sup>  
EXCLUDED AREAS: , CONSERVATORY: 186 sq ft, 17 m<sup>2</sup>  
TOTAL: 794 sq ft, 74 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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# Room Details

**Entrance Hall**

**Cloakroom**

**Kitchen** 9' 1" x 8' 10" (2.77m x 2.69m)

**Lounge/Diner** 15' 11" x 14' 8" (4.85m x 4.47m)

**Conservatory** 15' 7" x 13' 2" (4.75m x 4.01m)

**Stairs To:-**

**First Floor Landing**

**Bedroom 1** 8' 11" x 13' 1" (2.72m x 3.98m)

**Bedroom 2** 8' 11" x 10' 4" (2.72m x 3.15m)

**Bedroom 3** 9' 5" x 6' 9" (2.87m x 2.06m)

**Family Bathroom**

**South Westerly Aspect Rear Garden**

**Garage**

