



2 Flaxman Avenue, Chichester, PO19 3LZ

Starting Bid £325,000



2 Flaxman Avenue

A bright detached bungalow in a mature cul-de-sac setting on the west side of the city

- Sold via Secure Sale online bidding
- Immediate 'Exchange of Contracts' available
- Dual aspect sitting room
- Modern kitchen and shower room
- Timber cabin with bedroom and shower room
- Off road parking for two cars side by side
- Half a mile level walk to Tesco Superstore

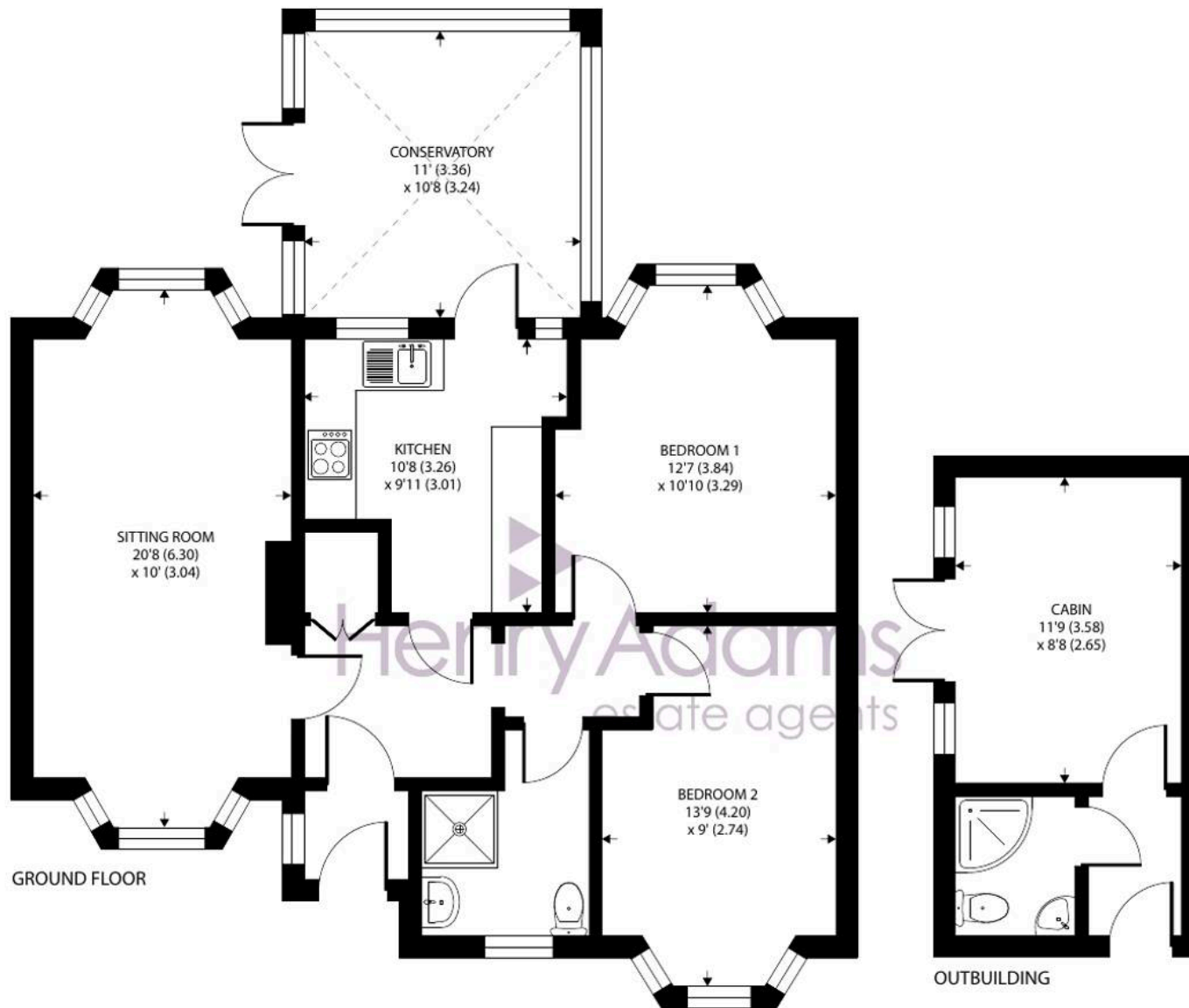
Being sold in conjunction with Pattinson Auctions.

Situated in a much sought after cul-de-sac location on the west side of the city, this delightful two bedroom detached bungalow offers bright and airy accommodation including a dual aspect sitting room with bay windows at both the front and rear.

An enclosed porch leads to the traditional entrance hall with doors opening to all rooms. The modern kitchen is fitted with a range of cream fronted cupboards with contrasting worktops and an integrated electric oven, gas hob and cooker hood. Beyond the kitchen there is a spacious conservatory with a glass roof overlooking the attractive rear garden. Both bedrooms have bay windows allowing natural light to flood into the room. A modern shower room completes the interior accommodation.







Approximate Area = 798 sq ft / 74.1 sq m
 Outbuilding = 153 sq ft / 14.2 sq m
 Total = 951 sq ft / 88.3 sq m

For identification only - Not to scale



Outside - A wide driveway at the front of the bungalow provides off road parking for two cars. The front garden is enveloped by a dwarf wall and a side gate leads to the rear garden. At the rear there is a timber cabin providing informal accommodation with a bedroom/study and a shower room. The garden has a patio giving way to lawn and a border on one side and two garden sheds at the far end.

Location - Located in the sought after Parklands area of Chichester, close to countryside and the Centurion Way cycle path, linking West Dean and Chichester, nearby there is a parade of local shops, primary and secondary schools. The city centre offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Chichester District Council - 24/25 Tax Band E £2,719.56

Directions - what3words - ultra.president.identity

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

