



12 Florence Road, Chichester, PO19 7TB

Guide Price £375,000







## 12 Florence Road

An extended semi-detached period cottage with parkland view just one mile level walk from the city centre.

- Extended ground floor accommodation
- Kitchen/breakfast room
- Three reception rooms
- Utility room
- Ground floor shower room
- First floor bathroom
- Long rear garden
- Gas central heating via radiators

A charming two bedroom semi-detached period cottage situated in a popular non estate setting overlooking Florence Park towards the cathedral spire beyond.

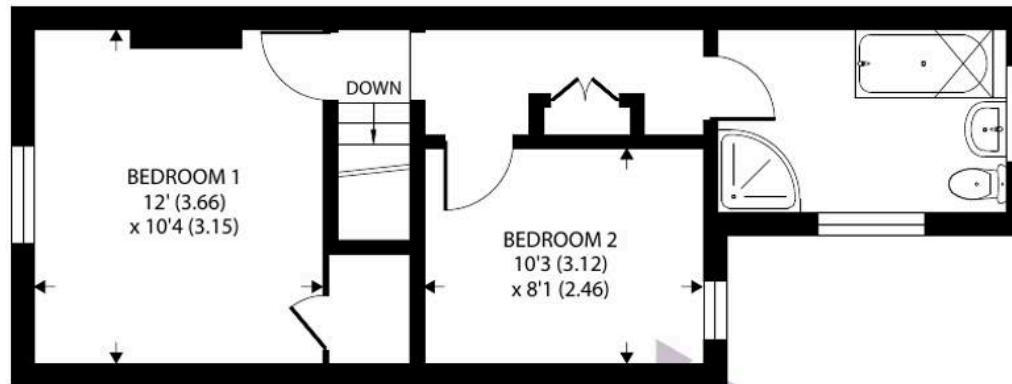
This attractive home has been extended and now has three reception rooms including an internal study/third bedroom. In addition, there is a kitchen/breakfast room with bi folding doors opening to the long rear garden. A shower room and utility room are also on the ground floor. Upstairs there are two bedrooms and a bathroom where there is both a bath and separate shower cubicle.

Outside the front garden is enveloped low level brick walls and a path leads to the front door. On the side of the property there is a gate opening to the rear. The rear garden has two seating areas, one immediately outside the kitchen family room and another at the far end by a workshop. The remainder of the garden is laid to lawn with border and fruit trees.

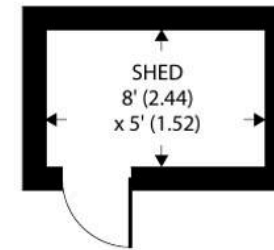




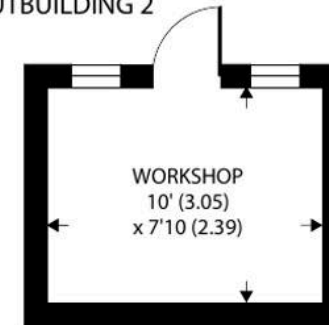




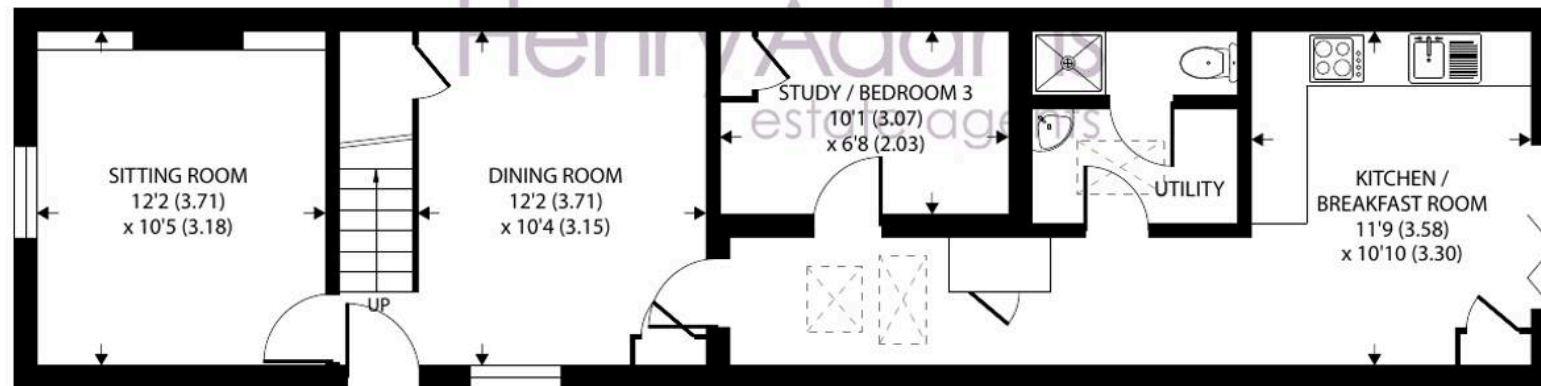
FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR

Approximate Area = 1030 sq ft / 95.6 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1148 sq ft / 106.5 sq m

For identification only - Not to scale





**Location** - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 superb 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.

**Directions** - Proceed east out of Chichester along the Bognor Road (A259). After passing the Co-operative, turn left into Florence Road. No 12 is on the right after Lake Road opposite Florence Park recreation ground. What3words - guilty.shots.stable

Chichester District Council 24/25 Tax Band C £1,977.87 EPC-C

**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](https://henryadams.co.uk)

