



87 St. Pauls Road, Chichester, PO19 3DD

Guide Price £450,000

## 87 St. Pauls Road, Chichester

A charming detached house offering an excellent scope to personalise your new home.

- Popular location
- Modern boiler
- Re-roofed approximately 12 years ago
- Open plan sitting room/dining room
- Ground floor shower room
- First floor bathroom
- South west facing rear garden
- Off road parking

This three-bedroom detached house offers a fantastic opportunity for buyers looking to modernise a home to their own specifications. Positioned in a convenient location just half a mile from the city centre, the property is also within easy reach of local amenities, including a One-stop general store just along the road.

The house sits behind a wide, walled and fenced front garden, which currently features a driveway providing off-road parking for two cars. With some modification, this area could be widened to create additional parking or hardstanding, if desired. Although the property requires updating throughout, it retains a number of original features that add character and charm, including traditional interior doors and picture rails.



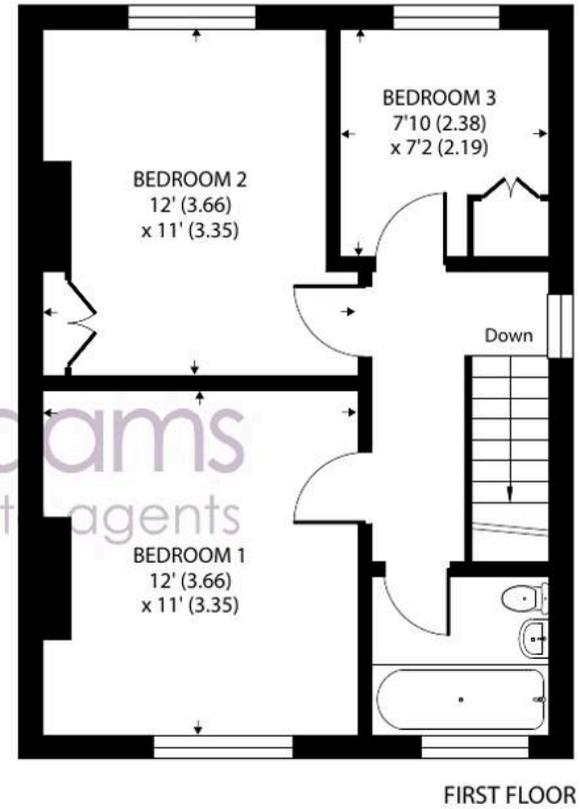


Inside, the accommodation includes a traditional entrance hall leading to an open-plan sitting and dining room. This room features French doors opening onto a south west facing rear garden, ideal for enjoying afternoon sun. The ground floor also includes a kitchen, a utility room and a shower room for added convenience. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property has a long rear garden planted with mature shrubs and roses, creating a pleasant and private outdoor space. There is also a wide patio area to the side of the house, perfect for outdoor seating or entertaining, as well as a timber workshop providing useful storage.







Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



**Location** - The property is within easy access to the city centre shopping precinct, renowned Festival Theatre and local primary schools. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars 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** - From the Northgate circulatory system, proceed north west along St Pauls Road (B2178) signposted to Funtington. Proceed past the One-Stop and over the pedestrian crossing, number 87 is the last house on the left before Parklands Road. what3words - supporter.sides.words

Chichester District Council - 25/26 Tax Band E £2,856.40 EPC-D

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

