



194 Oving Road, Chichester, PO19 7ER

Guide Price £295,000



194 Oving Road, Chichester

A charming period property.

- Terraced period property
- Grade II listed
- Modernisation and updating required
- Two bedrooms
- South facing rear garden
- Driveway
- Viewing recommended

This charming period property, with Grade II listed status, offers a wonderful opportunity to create a truly special home.

The ground floor features a sitting/dining room, kitchen and a ground floor shower room with WC.

Upstairs, there are two double bedrooms, one of which benefits from an additional nursery or dressing room, providing flexible space.

While the property would benefit from modernisation and updating, it boasts significant potential throughout.

Externally, a long south-facing rear garden offers an ideal setting for outdoor living, complemented by a private driveway. Early viewing is highly recommended to fully appreciate the possibilities this unique home presents.

Chichester District Council - 26/27 Tax Band C £2,215.25
EPC-F (Grade II listed)







Approximate Area = 743 sq ft / 68.9 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 Hornet and bear left into Oving Road just before The Four Chesnuts public house. Proceed over the mini roundabout and number 194 in on the right before the traffic lights. what3words - acting.loudly.fuzzy

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://www.henryadams.co.uk)

