



61 Baxendale Road, Chichester, PO19 6US

Guide Price **£280,000**

61 Baxendale Road, Chichester

- Chain free
- Mid terrace house
- Three bedrooms
- Close to local amenities
- Recently redecorated
- Garage
- Garden

This recently redecorated and chain-free three-bedroom home is situated within a popular residential development, conveniently located close to a wide range of local amenities.

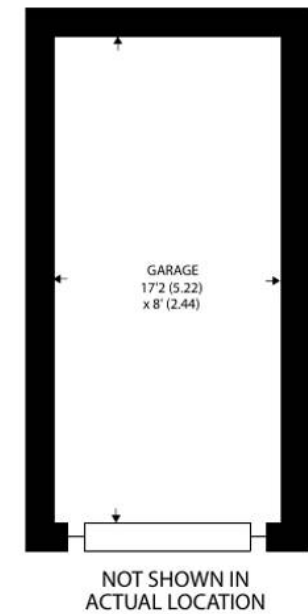
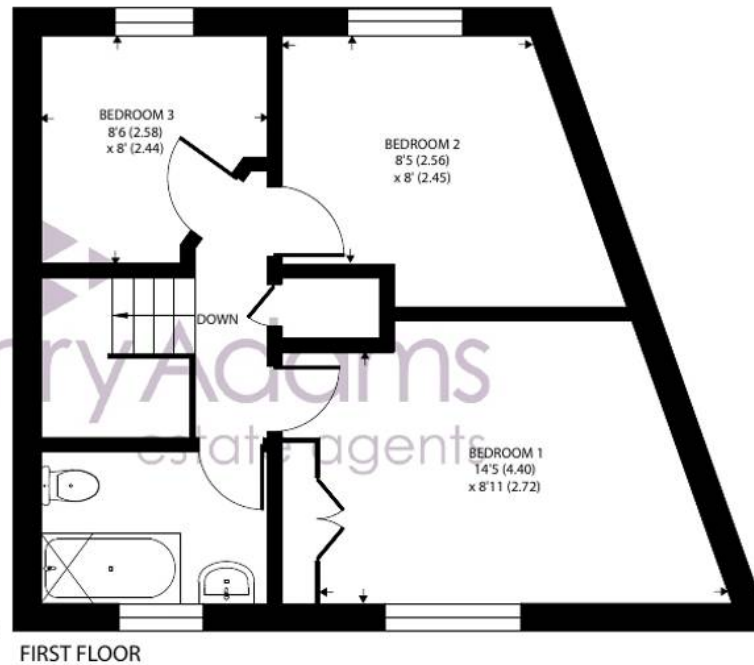
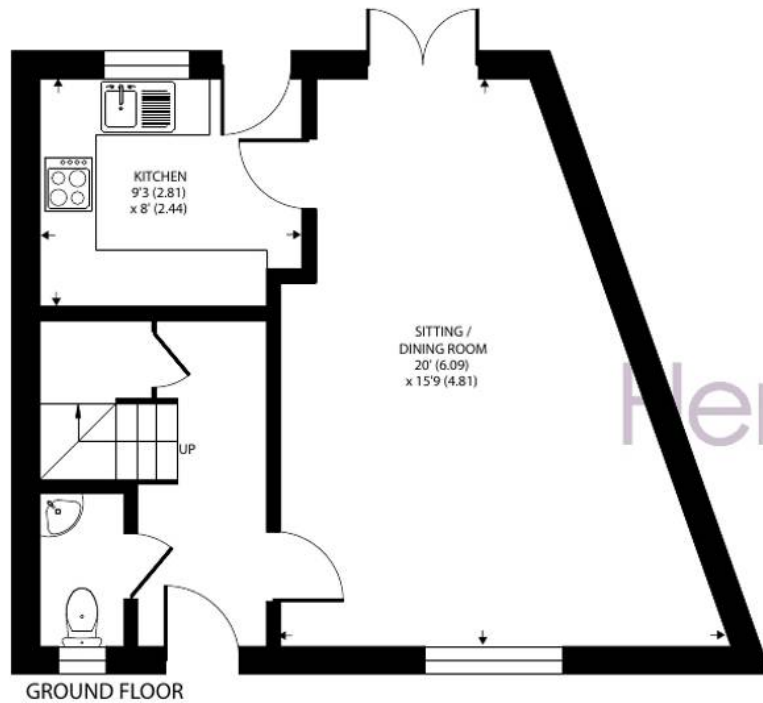
The property offers well-proportioned accommodation throughout, including a bright dual-aspect sitting room, a fitted kitchen and a convenient cloakroom to the ground floor. Upstairs, there are three bedrooms and a family bathroom/WC.

Externally, the home benefits from an enclosed garden and a garage, making it an ideal choice for first-time buyers, families, or investors seeking a property in a desirable location.

Chichester District Council – 26/27 Tax Band D
£2492.15 EPC–C







Approximate Area = 832 sq ft / 77.2 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 969 sq ft / 89.9 sq m

For identification only - Not to scale



Location – Located on the eastern side of Chichester within reach of supermarkets, hospital, university and access to the A27. 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 – Leave Chichester on the A285 Westhampnett Road and at the Sainsburys roundabout take the first exit. At the next roundabout turn left into Barnfield Drive, continue straight over the next roundabout and take the first left into Barnfield Drive and immediately right continuing into Barnfield Drive. Proceed to the end of Barnfield Drive and turn left into Baxendale Road. Follow the road for 0.1 of a mile and the property is on the left.
what3words – nets.list.stared

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

