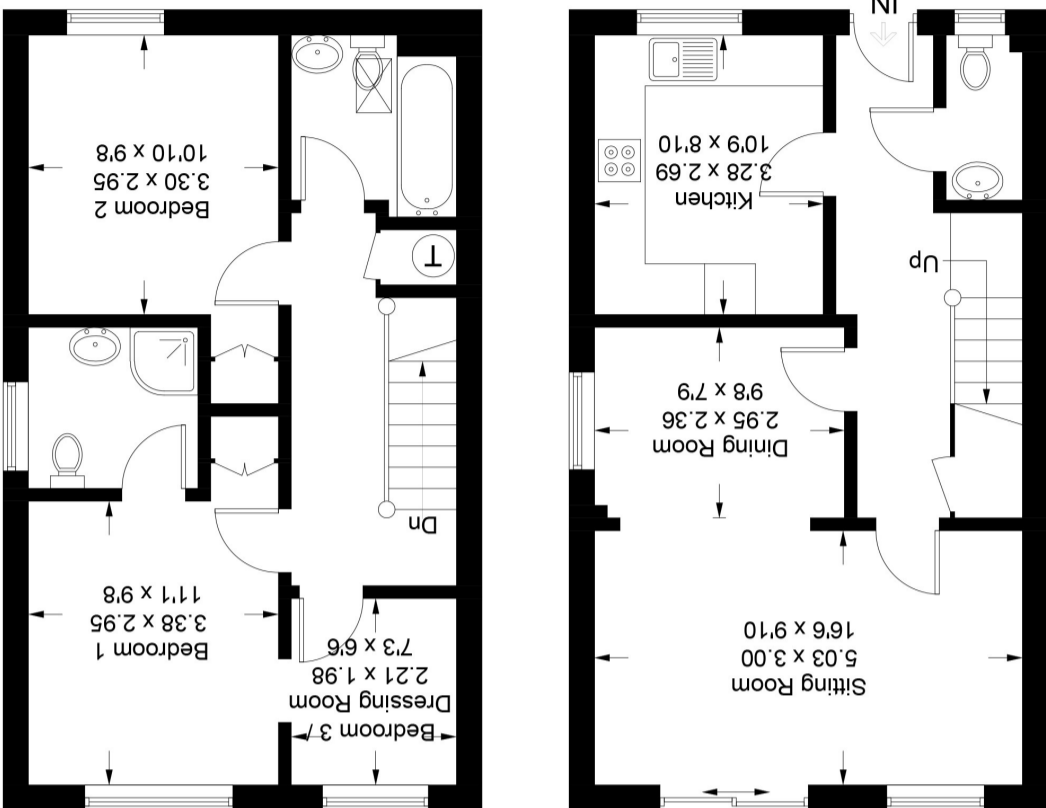


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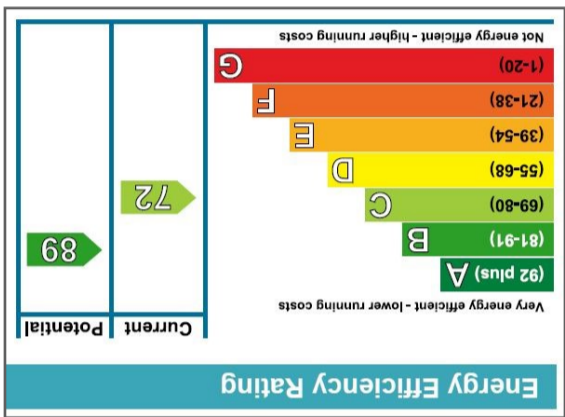
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First Floor



Produced for Stride & Son Estate Agent.

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft



STRIDE & SON

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Chichester

2 Parham Close, Chichester, PO19 7BL.

Situated in a quiet cul-de-sac of 5 houses, **an extremely well appointed semi-detached family house.** The property, which was built to a high specification some 13 years ago, offers **3 bedroomed** living accommodation with ensuite shower and family bathroom, well-appointed kitchen/breakfast room, sealed unit double glazing, gas central heating and charming south facing rear garden. The property has a **private parking space** and the development has 2 additional guest parking spaces on a first come first served basis.

Parham Close is conveniently located within easy walking distance of the City centre and local Co-Op Store. There is a primary school nearby and the City’s other attractions include Chichester Festival Theatre and historic Cathedral.

The accommodation is arranged as follows.

Part-glazed front door to:

<u>ENTRANCE HALL:</u>	Double radiator. Under stairs store cupboard.
<u>CLOAKROOM:</u>	Low level WC. Wash hand basin. Radiator. Electric circuit breaker.
<u>SITTING ROOM/</u>	
<u>DINING ROOM:</u>	16’6 x x 17’9 (l-shaped). Two double radiators. TV aerial and telephone points. Double glazed patio doors to south facing garden.
<u>KITCHEN/BREAKFAST ROOM:</u>	10’9 x 8’10. Extensive range of fitted base and wall cupboards. Inset 1 ½ bowl stainless steel sink with mixer tap. Neff electric double oven. Matching gas hob with stainless steel cooker hood over. Space for fridge freezer. Plumbing for washing machine and dishwasher. Double radiator. Potterton gas boiler for domestic hot water and central heating.

Stairs to

<u>1ST FLOOR LANDING:</u>	Radiator. Hatch to insulated loft with folding ladder. Airing cupboard with lagged cylinder (immersion).
<u>BEDROOM 1:</u>	11’1 x 9’8. Built-in double wardrobe. Double radiator. TV aerial point. Southerly aspect.
<u>SHOWER ROOM ENSUITE:</u>	Shower cubicle with thermostat control and glazed screen. Pedestal wash hand basin with light and shaver point over. Low level WC. Heated ladder rack towel rail. Extractor fan.

From the main bedroom and archway leads to

<u>BEDROOM 3/DRESSING ROOM:</u>	7’3 x 6’6. Double radiator. Southerly aspect. Door to land-ing.
<u>BEDROOM 2:</u>	10’10 x 9’8. Built-in double wardrobe. Radiator.
<u>FAMILY BATHROOM:</u>	White suite comprising panelled bath with mixer tap, shower attachment and tiled surround, low level WC, pedestal wash hand basin with light and shaver point over. Double radiator. Extractor fan.
<u>SERVICES:</u>	All main.
<u>EXTERIOR:</u>	The property is approached via a tarmacadam drive with brick-paved parking space for one car, two guest parking spaces on first come first served basis. To the front of the property is an attractive patio garden bounded by flowering trees, shrubs and flowerbeds. Outside meter cabinet and store cupboards. Side gate to a charming south facing garden with paved terrace with two central herbaceous borders bounded by box hedging. Timber built garden shed. Mature shrubs and specimen tree. Outside light and water tap. The whole is well fenced and has a sunny aspect.

PRICE GUIDE: £340,000 FREEHOLD

<u>DIRECTIONS:</u>	From the centre of Chichester proceed East along The Hor-net. Follow the road bearing right at the fork and take the next turning into Whyke Road. After approximately 250 yards turn left into York Road and take the 1 st turning on the right into Parham Close and house will be found on the left-hand side of the close.
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Please Note: Neither the heating system nor the services have been checked by the Agents.

