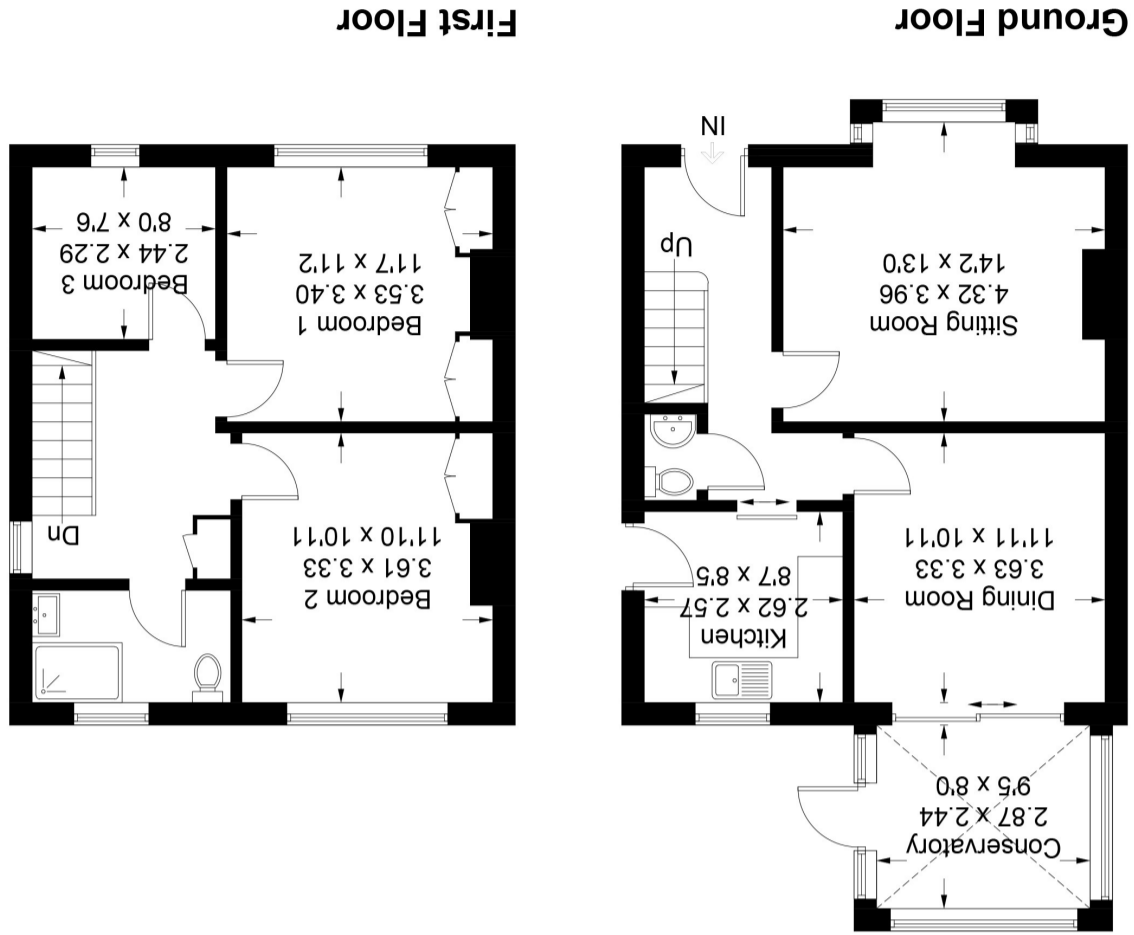
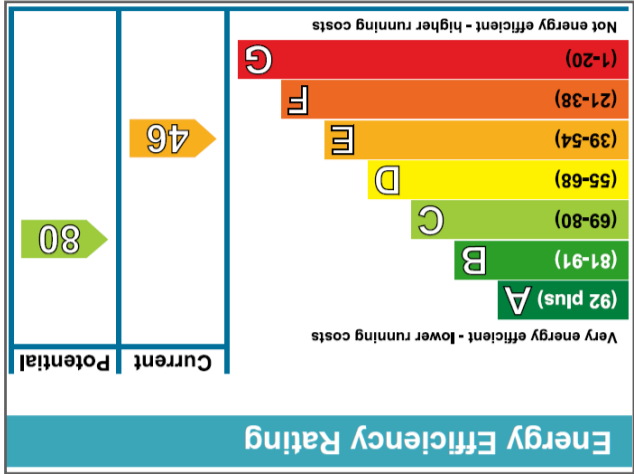


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Created by Emzo Marketing 2018. (ID457404)



Produced for Stride & Son Estate Agent.



Alexandra Road, Chichester, PO19 7LX  
 Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

# STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

[www.strideandson.co.uk](http://www.strideandson.co.uk)

[properties@strideandson.co.uk](mailto:properties@strideandson.co.uk)



Alexandra Road, Chichester

## **4 Alexandra Road Chichester PO19 7LX.**

Situated in a quiet residential road overlooking Litten Gardens, an **older style detached family house** being of brick elevations under a clay tiled roof. The property, which is in need of updating has **three bedrooms** with shower/cloakroom, gas fired central heating, replacement UPVC double glazing and off street parking. The property has a good sized rear garden and is conveniently located within easy walking distance of the City centre, shopping precinct, Cathedral and hospital.

The property offers enormous scope for updating and enlargement, subject to usual planning consent and the accommodation is arranged as follows:

Half glazed panelled front door to:

- HALL:** Double radiator. Under stairs store cupboard.
- CLOAKROOM:** Low level WC with concealed cistern. Electric meter cupboard.
- SITTING ROOM:** 13'3 max into bay x 14'2. Open fireplace with coal effect gas fire. Double radiator.
- DINING ROOM:** 11'10 x 10'11. Fitted gas fire. Double radiator. Double glazed patio doors to:
- CONSERVATORY:** 9'4 x 8'. Double glazed UPVC construction with door to terrace and garden.
- KITCHEN:** 8'6 x 8'8. Fitted base and wall cupboards. Inset stainless steel sink. Gas cooker point. Potterton boiler for domestic hot water and central heating. Space for fridge/freezer. Double glazed door to garden.

Stairs to:

- 1<sup>st</sup> FLOOR LANDING:** Hatch with folding ladder to insulated loft. Airing cupboard with lagged copper cylinder (immersion).
- BEDROOM 1:** 10'10 x 11'. Two fitted double wardrobes with cupboards over and central dressing table. Double radiator.
- BEDROOM 2:** 12' x 10' 3 average. Fitted double wardrobe with cupboards over. Dressing table with drawers and shelving below. Double radiator.
- BEDROOM 3:** 7'11 x 7'6. Double radiator.
- SHOWER ROOM:** Fully tiled shower cubicle with glazed screen and thermostat control. Pedestal wash hand basin. Low level WC. Double radiator. Chromium plated towel rail. Electric shaver point.
- SERVICES:** All main.
- EXTERIOR:** To the front of the property is a paved parking space for 1 car and patio garden with low hedge. Side access leads to a lawned rear garden with paved terrace, timber-built garden shed, flowerbeds, shrubs and timber summer house the whole being well fenced.

## **PRICE GUIDE: £485,000 FREEHOLD**

### **DIRECTIONS:**

From the centre of Chichester proceed East along East Street and at Eastgate Square take the first exit into St Pancras and turn left into New Park Road. Turn right into Litten Terrace and Alexandra Road will be found after approximately 250 yards on the right hand side. No. 4 will be found on the left hand side of the road.

**Please Note: Neither the heating system nor the services have been checked by the Agents.**

