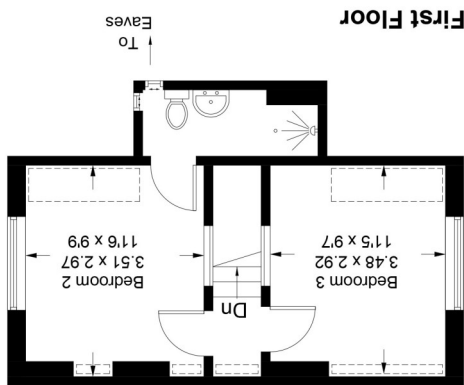
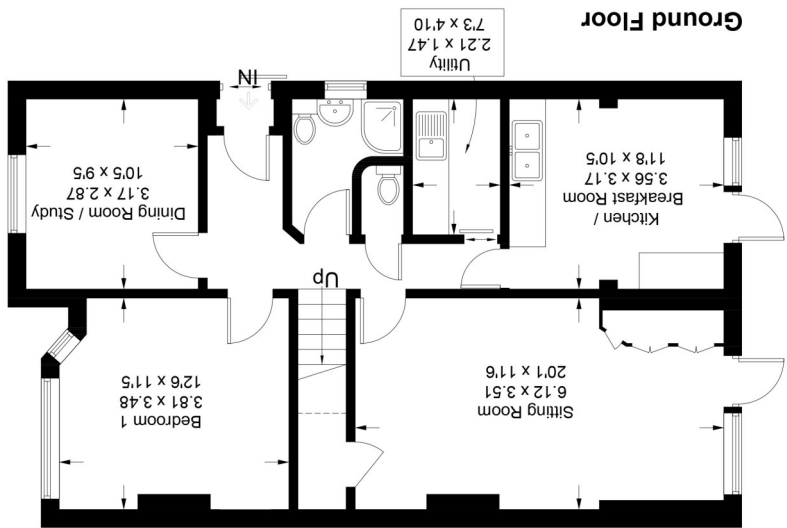


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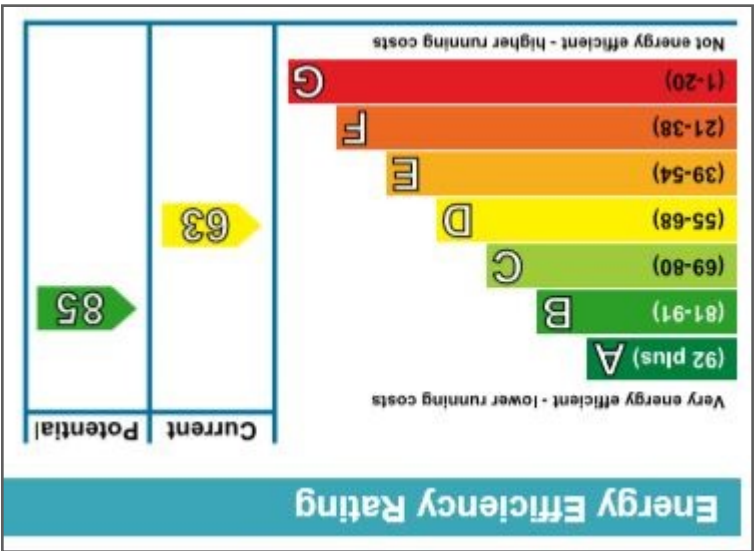
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Enmo Marketing 2017, (ID395755)



Produced for Stride & Sons Estate Agent.
= Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft
Walnut Avenue, Chichester, PO19



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Chichester

50 Walnut Avenue, Chichester, West Sussex, PO19 3EF.

Situated at the northern end of the popular Parklands area and only about ½ mile to the north west of Chichester city centre, 50 Walnut Avenue is an extended and surprisingly spacious semi-detached chalet bungalow believed to have been built in the late 1930’s. The property offers several light and airy rooms with accommodation including a kitchen/breakfast room and a good sized sitting room, both overlooking the rear garden, a separate utility room, dining room/study, ground floor bedroom, cloakroom and a ground floor shower room. On the first floor there are 2 further bedrooms, one with an ensuite shower room/WC. The property also benefits from gas central heating to radiators and UPVC double glazing. Outside, there is single garage, further parking and a well-kept westerly aspect rear garden.

The property is located in a popular residential area within easy reach of local schools, bus services and a small parade of shops including Parklands Post Office. The historic cathedral city of Chichester has an excellent pedestrianised shopping precinct, the renowned Festival Theatre and a mainline railway station with regular services to Portsmouth, Brighton and London Victoria. Chichester harbour with its surrounding sailing villages is easily accessible to the south.

UPVC double glazed sliding door with outside light above opening to:

SMALL ENTRANCE PORCH: Part double glazed front door opening to:

ENTRANCE HALL: Cupboard housing electricity meter and fuse box. Wood effect flooring. Radiator. Doors to:

CLOAKROOM: Low level WC. Extractor fan. Wood effect flooring.

SITTING ROOM: 20’1 x 11’6. (Currently used as main bedroom). Built in wardrobes with hanging rail and shelving. Deep recessed storage cupboard with hanging rails and light. Three radiators. Large UPVC double glazed window with UPVC double glazed door to side opening to rear garden.

DINING ROOM/STUDY: 10’5 x 9’5. (Currently used as bedroom). Radiator. UPVC double glazed window.

KITCHEN/BREAKFAST ROOM: 11’8 x 10’5. Stainless steel work top with twin bowl sink with storage space under and wall mounted cupboard above. Several floor level storage cupboards with drawers above. Space for cooker and fridge/freezer. Space and plumbing for washing machine. Extractor fan. Wood effect flooring. Radiator. UPVC double glazed window and door to side leading to rear garden.

UTILITY ROOM: 7’3 x 4’10. Fitted stainless steel sink unit with drainer and mixer tap with cupboard under housing water softener and gas meter. Fitted wood effect work surface with drawers and cupboard under and two matching wall mounted cupboards above. Extractor fan. Vaillant gas fired combination boiler. Tiled walls. Wood effect flooring.

BEDROOM 1: 12’6 x 11’5. (Currently used as sitting room). Fitted bookshelves. Radiator. UPVC double glazed window.

SHOWER ROOM/WC: Shower cubicle with Aqualisa shower control and spray attachment. Low level WC. Wash hand basin with mixer tap and cupboard under. Extractor fan. Wood effect flooring. Towel radiator. UPVC double glazed window.

From the entrance hall, stairs lead to small 1st floor landing with doors to:

BEDROOM 2: 11’6 x 9’9. Radiator. UPVC double glazed window. Door to:

ENSUITE SHOWER ROOM/WC: Tiled shower recess. WC. Wall mounted wash hand basin with mixer tap. Strip light with shaver point. Extractor fan. Tiled floor. Electric towel radiator. Access to part boarded eaves storage with light.

BEDROOM 3: 11’5 x 9’7. Radiator. UPVC double glazed window.

SERVICES: All main.

EXTERIOR: The property is approached via double metal gates opening onto a brick paved driveway providing parking for several cars leading to the main entrance door to the house and a **detached garage** with double timber doors, power, lighting and courtesy door to rear garden. The front garden is mainly laid to lawn with a well-stocked flower and shrub border and an established tree to one corner. By the garage a gate gives further access to a well-kept westerly aspect rear garden being enclosed by timber fencing with lawned areas, flower and shrub borders, a couple of mature trees and a paved terrace adjacent to the back of the house.

PRICE GUIDE: £375,000 FREEHOLD

DIRECTIONS: From the Northgate roundabout at the top of North Street leave Chichester to the northwest on St. Pauls Road (B2178). After about 0.2 of a mile turn left into Parklands Road and after a short distance take the first turning on the right into Walnut Avenue. Follow the road around to the right and No.50 will be found after a short distance on the left-hand side.

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

