



Flaxman Avenue, Chichester

West Sussex, PO19

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A three/four bedroom detached family house in Chichester.

**Hamptons International**

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

Entrance Hall | Living Room | Conservatory | Dining Room | Kitchen | Bedroom Four/Study | Utility Room | Garden Room | Ground Floor Bathroom | Three Bedrooms | Family Bathroom | Garden | Off Road Parking

**Guide Price £650,000 Freehold**

## Description

A well presented three/four bedroom detached house set in a cul de sac situated in the sought after Parklands area West of Chichester City centre.

The accommodation comprises an entrance hall, living room with fireplace, conservatory, dining room, kitchen which connects to the a rear hallway and the potential annexe accommodation. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

The property has been extended on the ground floor to the rear of the property, which along with the converted garage provides separate front access to offer potential for annexe accommodation that comprises bedroom, bathroom, utility room and garden room.

## Outside

The property is approached via a gated and brick paved driveway, with an area of lawn to the front. There is side access to the delightful rear garden, which is mainly laid to lawn with flower and shrub borders. There is also a secluded patio area from the garden room.

A patio area and pergola adjoins the back of the house, and there is an attractive summerhouse and greenhouse.

## Location

The property is situated in a highly sought after residential area of Parklands, close to the city centre and main line station which has services along the coast and

up to London Victoria.

Chichester offers a wide variety of amenities including the renowned Festival Theatre, ancient Cathedral, many shops, restaurants, galleries and museums. There is also the famous Goodwood Estate and there are delightful walks across the South Downs.




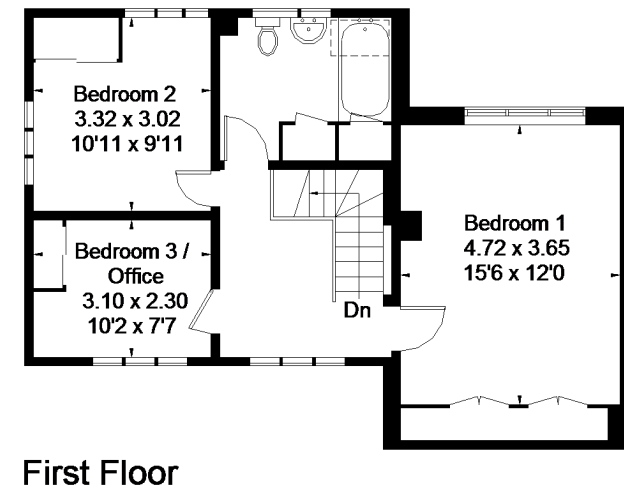
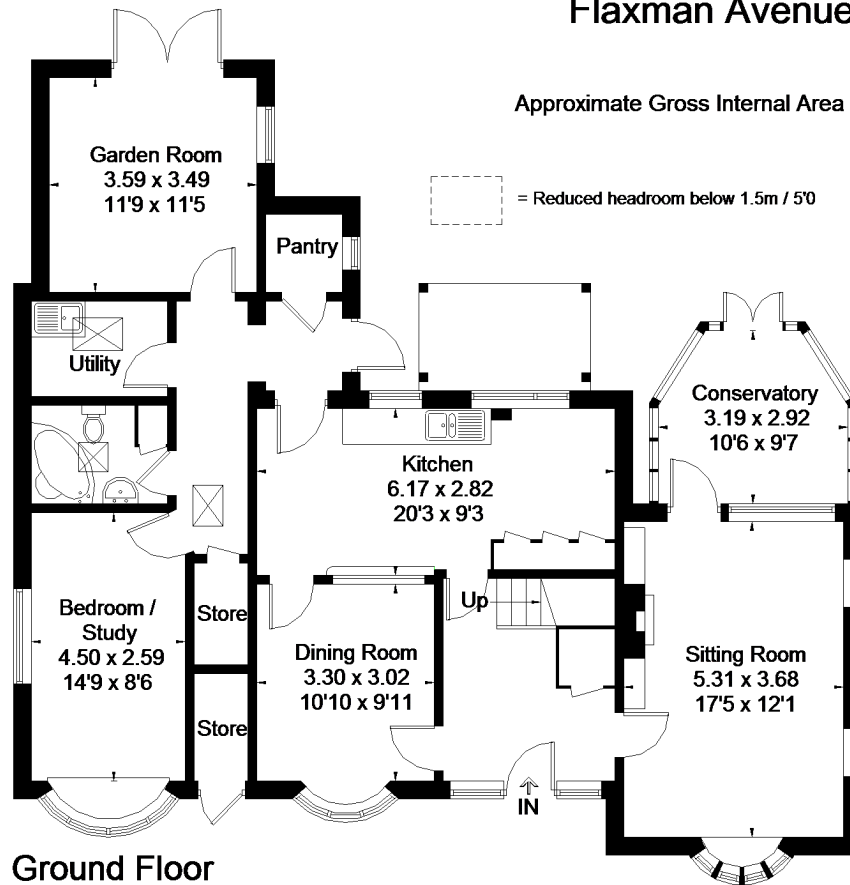
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

# Flaxman Avenue, Chichester



Approximate Gross Internal Area = 172.4 sq m / 1856 sq ft

 = Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2018 0203 9056099 Ref: 212343

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



