



58 Orchard Street, Chichester PO19 1DE

£315,000 Freehold



2 Bedrooms



1 Bathroom



1 Reception Room

*Sw*

Sims Williams

## Key Features

- Character Cottage
- Two Bedrooms
- Modern Fitted Kitchen
- Large Reception Room
- Feature Fireplaces
- Contemporary Bathroom
- Front Garden
- City Centre Location
- Chain Free

## EPC Rating

Current = D

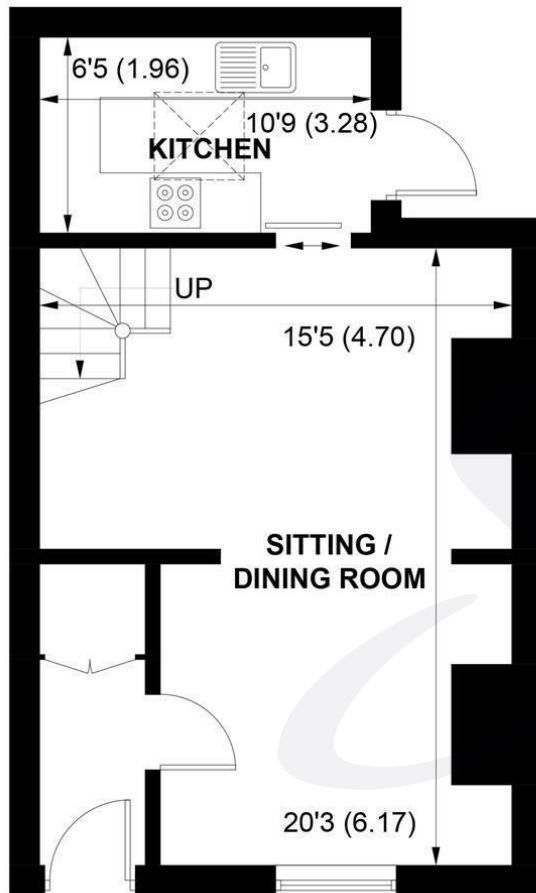
Potential = B

## Council Tax Band

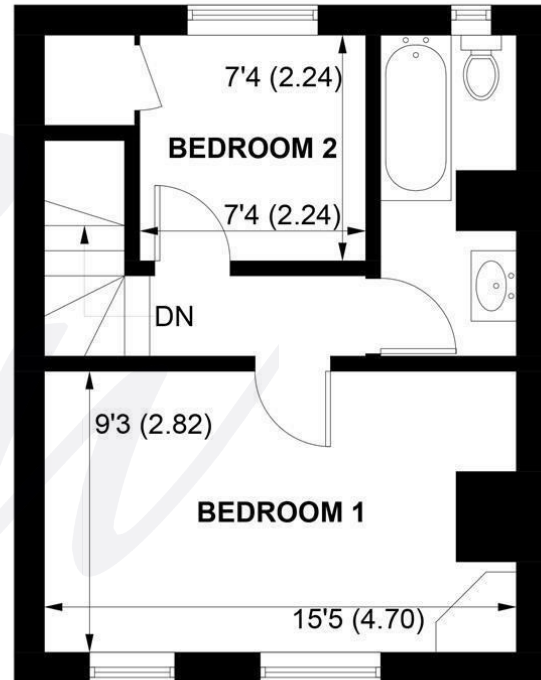
Band = D

## Tenure - Freehold





**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 700 SQ FT / 65.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

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Lettings 01903 881133

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#### BOGNOR REGIS

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Lettings 01243 836055

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.