



Lettings & Sales

## Parchment Street, Chichester, West Sussex PO19

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A beautifully finished three-bedroom semi-detached home with a private rear garden, parking, and an enviable location just a short walk from Chichester city centre.



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- Spacious family home
- No onward chain
- Short walk to Schools and Town
- Rear Garden with Side Access
- Open Plan Kitchen/Dining Room
- Utility Room
- Downstairs cloakroom
- Off Road Parking

Stylish, bright and ready to move into, this spacious home offers a welcoming living room, a stunning open-plan kitchen/dining room with skylight and sliding doors to the garden, plus a separate utility room and downstairs WC.

Upstairs you will find the three bedrooms, and a sleek, modern family bathroom.

Step outside into the private garden, perfect for letting children or dogs burn off excess energy, alfresco dining, or simply unwinding in the sunshine.

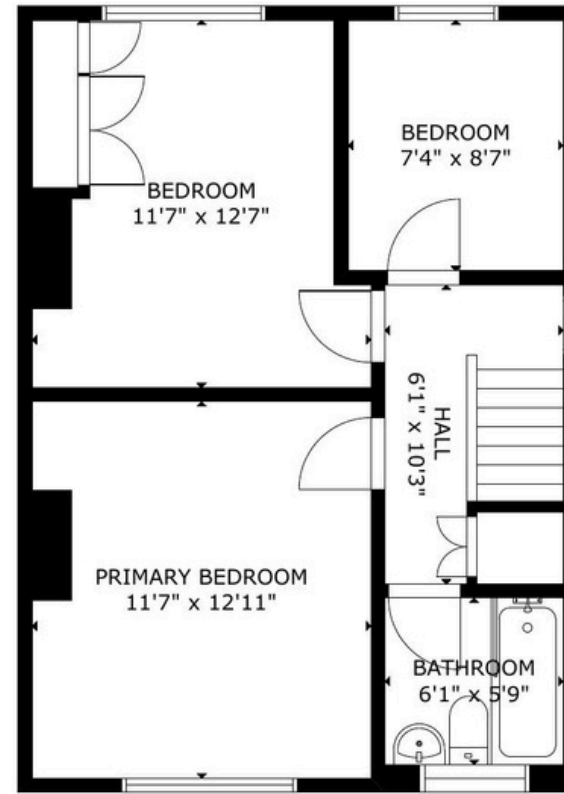
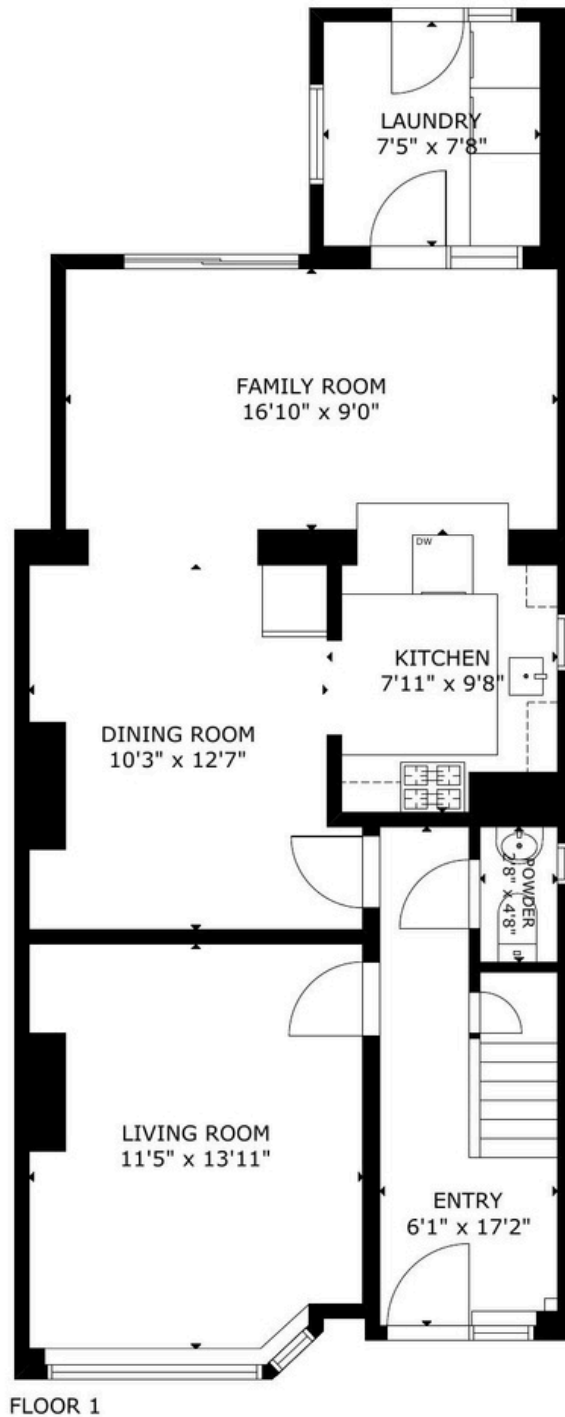
There is off-road parking to the front and side access leading to the rear garden, practicality meets charm in all the right places.

Tucked away on a peaceful street, yet just moments from the shops, schools, and restaurants, this is the ideal spot to enjoy everything Chichester has to offer.

The property is chain-free and ready to view - book your appointment today to avoid missing out. This one won't be around for long.



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



GROSS INTERNAL AREA  
TOTAL: 1,191 sq ft  
FLOOR 1: 718 sq ft, FLOOR 2: 473 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Viewing Strictly by arrangement via the sellers sole agents - PMS Lettings & Sales 01243 788257