



Bell & Blake
SALES & LETTINGS

34 The Hornet, Chichester, West Sussex, PO19 7JG

Asking Price £159,950

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EPC E

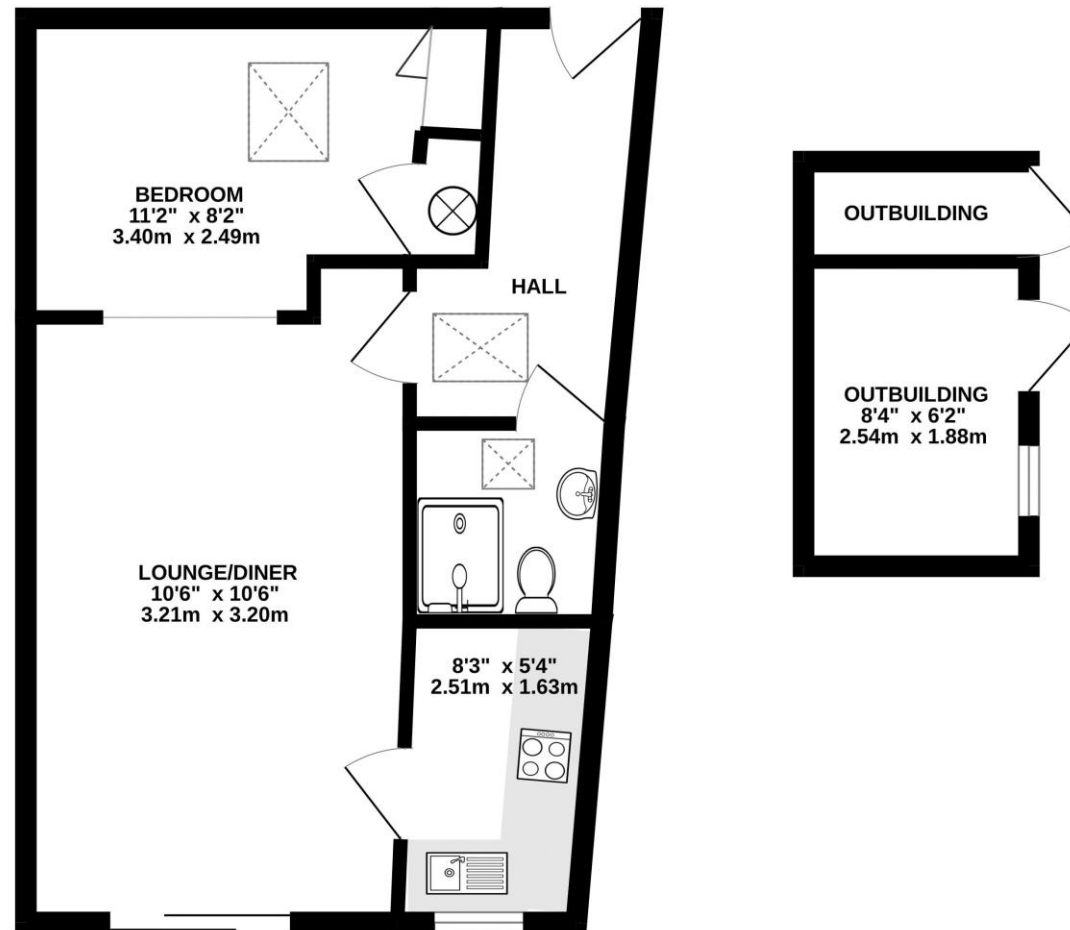
- › Ground Floor Flat With Private Rear Garden
- › Central Chichester Location
- › No Flat Above
- › South Facing Garden
- › 1 Double Bedroom
- › Lounge Diner
- › Kitchen
- › Shower Room
- › Garden Outbuilding
- › NO FORWARD CHAIN

Located in Central Chichester under 150m from East Street, is this beautifully presented ground floor flat with it's own private South facing garden. The property also boasts a double bedroom, lounge diner, shower room, entrance hall, garden store and the benefit of no flat directly above. The property is offered for sale with NO FORWARD CHAIN.

Council Tax Band: A



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk