



39 | Millfield Close | Chichester | PO19 6UR

Guide Price £300,000 Freehold



**hancock**

Lettings & Estate Agents



Millfield Close |  
Chichester | PO19 6UR  
Guide Price £300,000

- Chain Free
- Close To Hospital
- 950sqft
- Private Garden
- Close To City Centre
- Four Bedrooms
- Parking
- Mid-Terrace
- Downstairs W/C
- Close To Train Station

### Summary

Hancock & Partners proudly presents this four-bedroom mid-terrace house nestled on the outskirts of Chichester. Boasting a thoughtfully designed layout, this home features a spacious kitchen/dining room, a convenient downstairs W/C, ample built-in storage, porch, a versatile downstairs bedroom/living room, two generously sized double bedrooms, a third bedroom with built-in storage, a family bathroom, and a stone-laid west-facing rear garden providing direct access to parking at the rear of the property. Offered Chain-Free.





what3words ///

///wake.caller.jumped



### Accommodation

Upon entering the property, you are greeted by a separate porch leading to a spacious and inviting hallway. To the right, a versatile downstairs bedroom/living room seamlessly connects to the well-appointed kitchen/dining room. The kitchen, with built-in appliances and abundant storage, allows for multi-functionality. Towards the rear of the property, a convenient downstairs W/C and storage cupboard enhance the practicality of the living space.

### Upstairs:

The upper level boasts a generously sized master bedroom with ample storage space and a west-facing ambience for a light and airy feel. A second equally spacious bedroom offers room for a double bed, additional storage, and a desk space. The third bedroom, though smaller, accommodates a double bed and provides desk space alongside built-in storage. The well-proportioned family bathroom features a shower over the bath. Storage space on the landing and access to the attic further contribute to the property's functionality. The home is meticulously maintained, currently yielding excellent returns on investment and is offered for sale Chain-Free.

### Outside

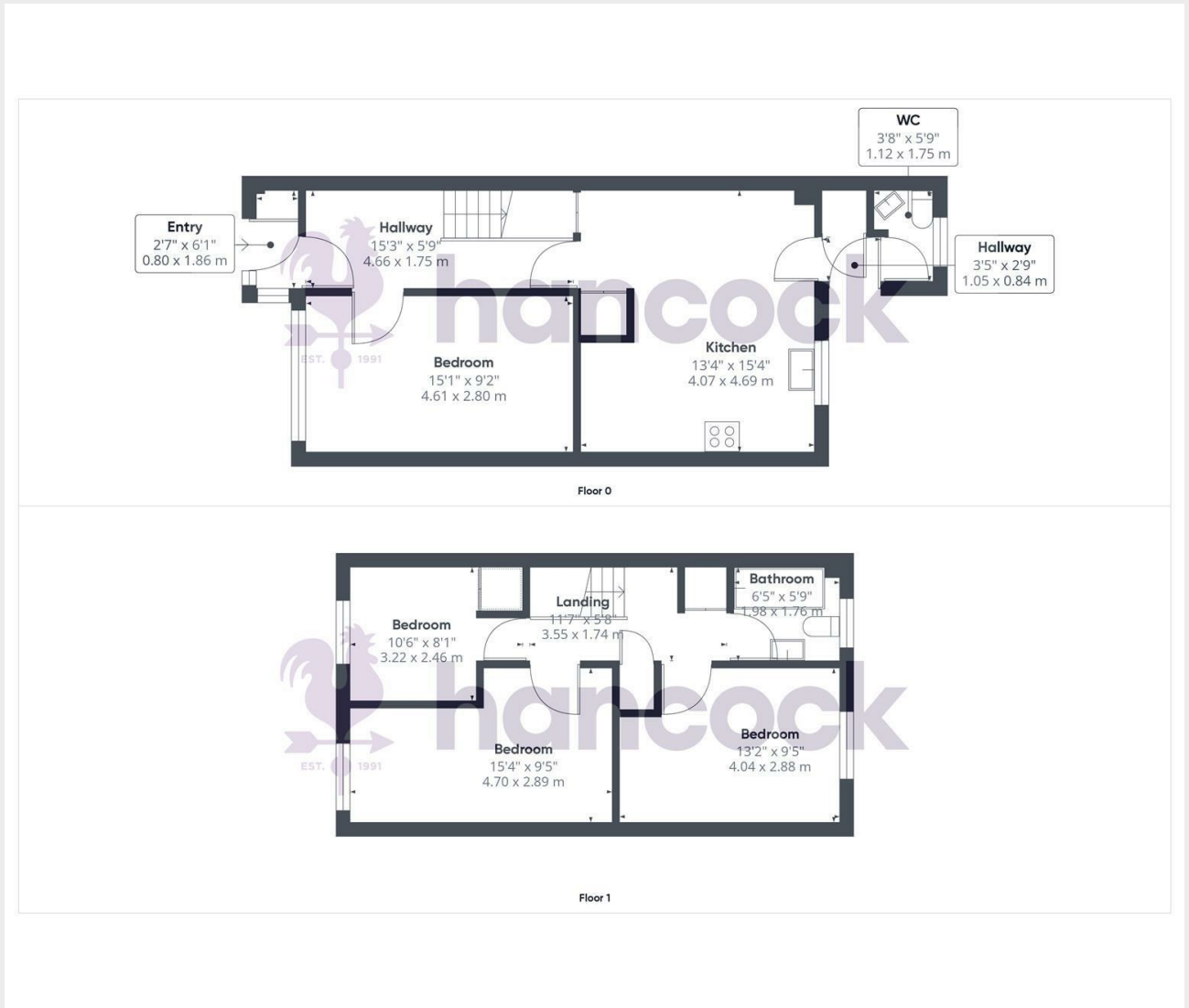
This property also benefits from front greenery and also a private rear garden which is West facing. The garden is currently stoned throughout with direct access to the rear parking through the back gate.

Situated on the outskirts of East Chichester, the property offers easy access to Chichester city centre and proximity to St Richard's Hospital. Chichester is renowned for its Festival Theatre, Pallant House Gallery, and proximity to The Goodwood Estate, famed for both motor car and horse racing. To the south lies Chichester Harbour, designated an Area of Outstanding Natural Beauty, with the blue-flag beach of West Wittering within its embrace. Chichester station provides rail links to London via the Victoria Line and Havant, as well as connections along the scenic south coast.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA

01243 531155  
sales@hancockpartners.co.uk  
www.hancockpartners.co.uk