



42 Exton Road | Chichester | PO19 8BS

Offers In Excess Of £300,000 Freehold



hancock

Lettings & Estate Agents

42 Exton Road |
Chichester | PO19 8BS
Offers In Excess Of £300,000

- Chain Free
- Loft
- Chichester
- Private Garden
- Walking Distance To Station
- Three Bedrooms
- Two Receptions
- New Boiler
- Parking
- Walking Distance To City Centre

Hancock and Partners proudly present this distinctive three-bedroom end of terrace house located in Chichester. This charming property features two spacious double bedrooms, one single bedroom, a converted loft (accessible via loft hatch), two receptions, a separate kitchen, a family bathroom, and a private rear garden. Notably, this property is offered with no onward chain.

Upon entering the property, you are welcomed by a generously sized and inviting hallway leading to the dining room/second reception. The main living room offers ample space and features patio doors opening out to the garden. The separate kitchen boasts fitted cupboards and provides access to the rear garden. Upstairs, you'll find two double bedrooms, with the master bedroom benefiting from a



what3words ///

fits.sheep.pinch



standing shower, while the second bedroom offers additional built-in storage. Completing the first floor is a single bedroom and a family bathroom. Additionally, the property features a boarded and carpeted loft space, accessible via the loft hatch, offering further storage and potential usage. Furthermore, the property benefits from a recently fitted boiler.

Outside, you'll enjoy a generously sized private rear garden, along with outdoor storage facilities. The property also offers off-street parking on the drive, enhancing convenience for residents.

Perfectly positioned just southeast of Chichester's historic city center, residents can enjoy easy access to an array of bars, restaurants, and shops. Chichester's cultural scene shines with attractions such as the renowned Festival Theatre and Pallant House Gallery, while nearby lies the prestigious Goodwood Estate, famous for its motorsport and equestrian events. Nature enthusiasts will appreciate the proximity to Chichester Harbour, designated an Area of Outstanding Natural Beauty, and the picturesque blue flag beach at West Wittering.

For commuters, Chichester station offers excellent rail links to London via both the Victoria and Waterloo Lines, as well as connections along the scenic south coast via Havant. This property presents an exceptional opportunity to embrace the vibrant lifestyle and diverse offerings of Chichester and its surrounding areas.

Additional Information :

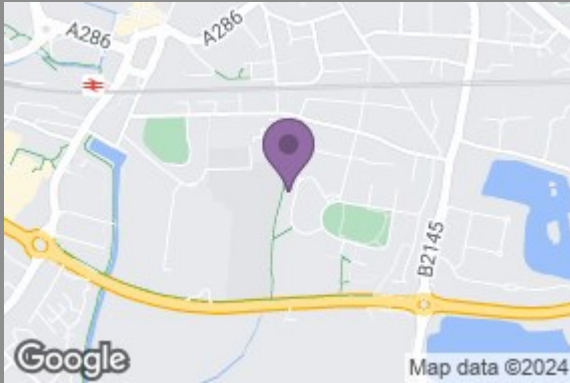
Council Tax Band : C

Council : Chichester Council

Tenure : Freehold

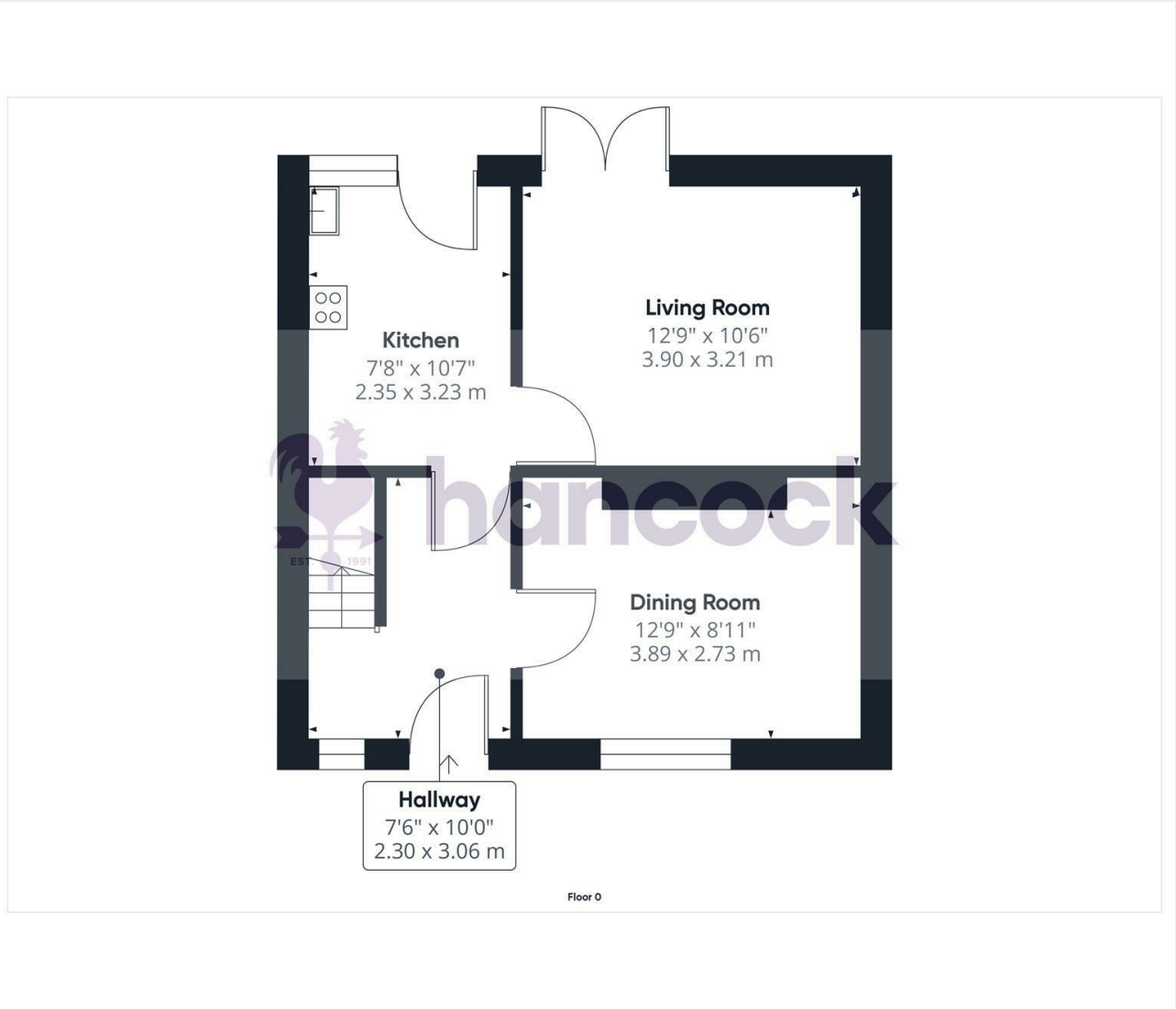
Broadband Speeds : Up to 1000mbps

Phone Coverage : Three, O2, Vodafone, EE,



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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