



12 Caernarvon Road | Chichester | West Sussex | PO19 7YD

Guide Price £239,950



**hancock**  
Lettings & Estate Agents



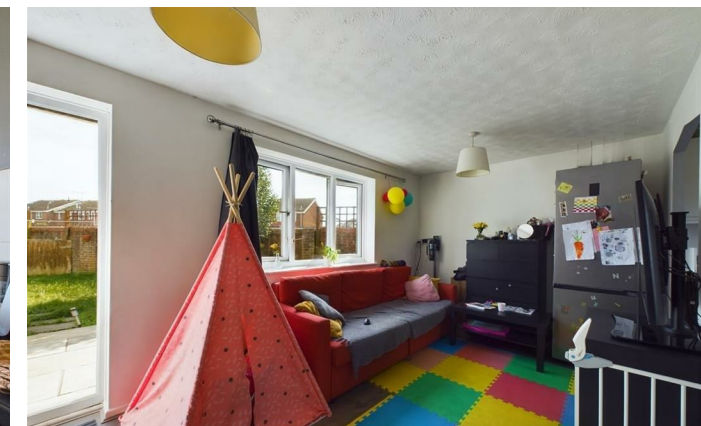
Caernarvon Road | Chichester  
West Sussex | PO19 7YD  
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- Bungalow
- Large Garden
- Double Bedroom
- Chain Free
- Bathroom
- Garage
- Gas Central Heating
- New Patio
- New Flooring

Hancock and Partners presents this rare opportunity one-bedroom semi-detached bungalow located on Caernarvon Road in the picturesque town of Chichester. This property boasts a cosy reception room, perfect for relaxing after a long day. The bedroom is spacious with built in storage for added convenience, offering a peaceful retreat.

The bungalow features a well-maintained bathroom. A private garden, you can enjoy the outdoors in the comfort of your own home. The added bonus of a garage provides convenient storage space or parking for your vehicle.

Nestled just southeast of the city center, this property is within walking distance of Chichester's historic heart, renowned for its vibrant selection of bars, restaurants, and shops. Chichester is celebrated for its Festival Theatre, Pallant House Gallery, and proximity to the prestigious Goodwood Estate, famous for both motor racing and horse racing. To the south lies Chichester Harbour, designated an Area of Outstanding Natural Beauty, and within it, the





what3words ///



blue flag beach of West Wittering. Chichester station provides railway connections to London via the Victoria Line, as well as links via Havant and the Waterloo Line, offering convenient connections along the South Coast.

Being chain-free, this bungalow presents a hassle-free opportunity to make it your own.

Additional Information :

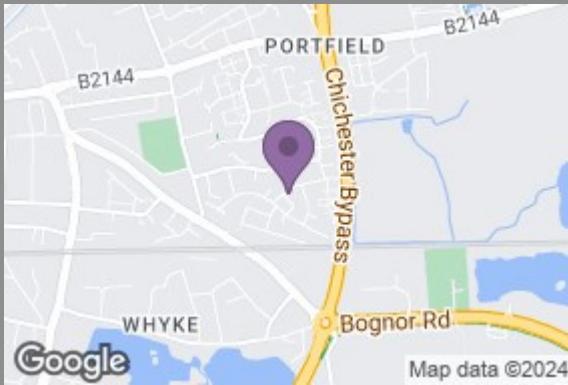
Tenure : Freehold

Council Band : B

Broadband : Up To 1000mbps

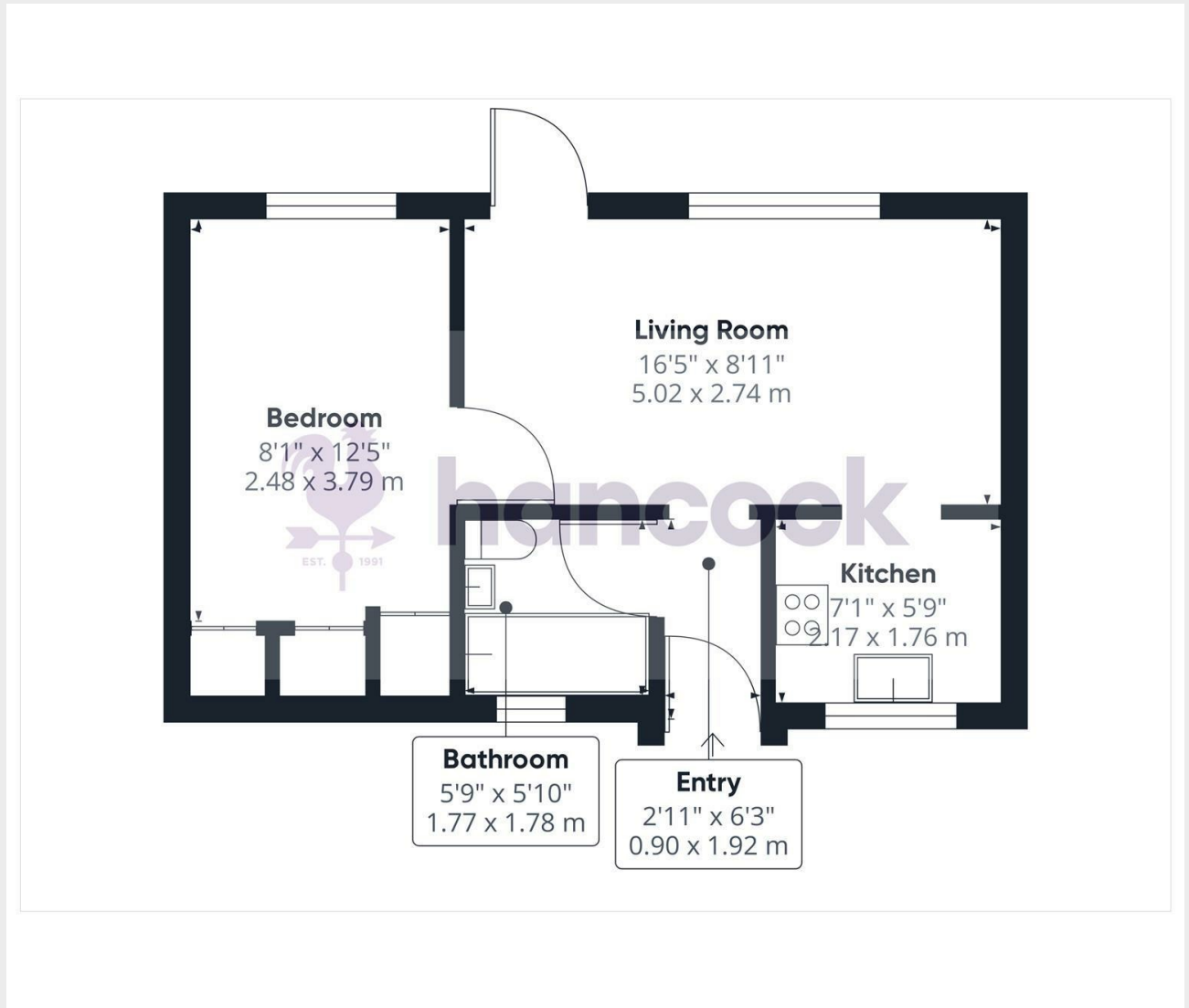
Mobile : EE, 02, Vodaphone, Three





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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