



33 | Caledonian Road | Chichester | West Sussex | PO19 7PJ

Offers In Excess Of £200,000



hancock

Lettings & Estate Agents

Caledonian Road | Chichester
West Sussex | PO19 7PJ
Offers In Excess Of £200,000

- Ground floor flat
- Double bedroom
- Living room
- Off road parking
- Short walk from city centre
- Modern Kitchen
- Bathroom
- Private Courtyard

This charming ground-floor accommodation features both front and rear entrances. Upon entering, you are greeted by a spacious and bright front living room, bathed in natural light from the large windows. The property includes a cozy double bedroom, a welcoming hallway, and a newly updated modern kitchen complete with a dining countertop and essential white goods. At the rear, you'll find a bathroom with a convenient shower over the bath.

Step outside to enjoy your own private courtyard, accessible through the rear door. This sunny oasis also offers direct access to the parking area at the back.

The property is located on a popular residential road a short distance to the south of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the



what3words ///



city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

Additional Information :

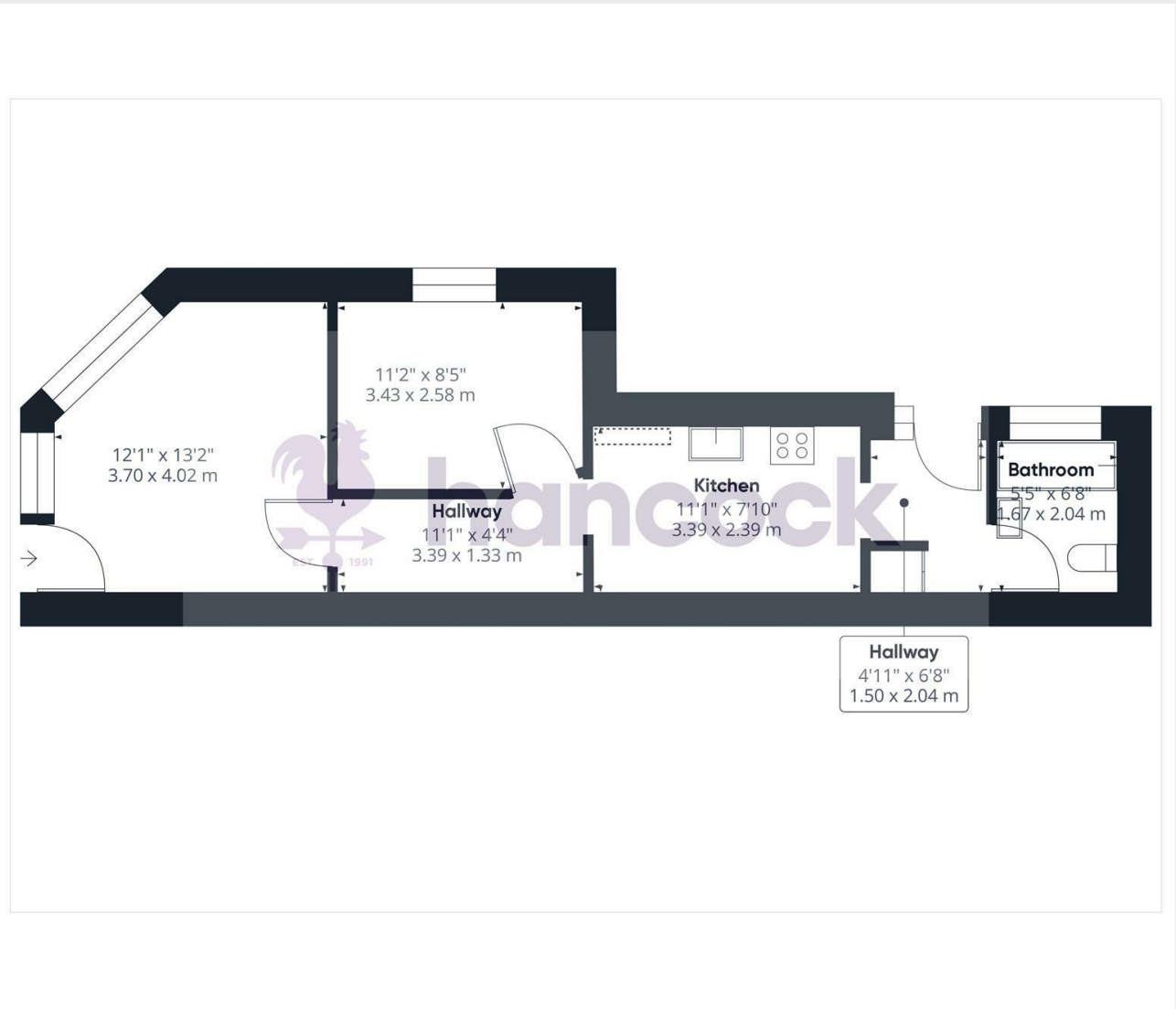
Tenure : Leasehold - Share Of Freehold

Ground Rent : Peppercorn

Service Charge : N/A

Lease Length : 999 Years Remaining

Broadband : Up To 1000mbps



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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