



64 Somerstown | Chichester | PO19 6AH

Offers In Excess Of £435,000

Freehold



**hancock**

Lettings & Estate Agents

Somerstown |  
Chichester | PO19 6AH  
Offers In Excess Of £435,000

- Modern Kitchen
- Driveway for Multiple Cars
- Prime Chichester Location
- Communal Green Spaces
- Excellent Local Schools
- Garage
- Private Rear Garden
- Well Presented Throughout
- An Impressive Three Double Bedroom Mid Terrace Town House
- Family Bathroom
- Nearby

Hancock and Partners presents this charming three-bedroom townhouse nestled in the coveted Somerstown area of Chichester. As you enter, the inviting entrance hallway guides you past the internal garage access, a convenient w/c, and a versatile bedroom featuring double doors that open onto a serene rear garden. This ground floor space offers a unique opportunity to convert the garage into additional living space, a popular upgrade among neighboring homes.

Ascending to the first floor, you'll find an open-plan lounge and dining area, an ideal setting for both entertaining and relaxation. Natural light floods this space, creating a bright and airy atmosphere. Adjacent, a modern fitted kitchen boasts all the amenities needed to satisfy both casual cooks and culinary enthusiasts.



what3words ///

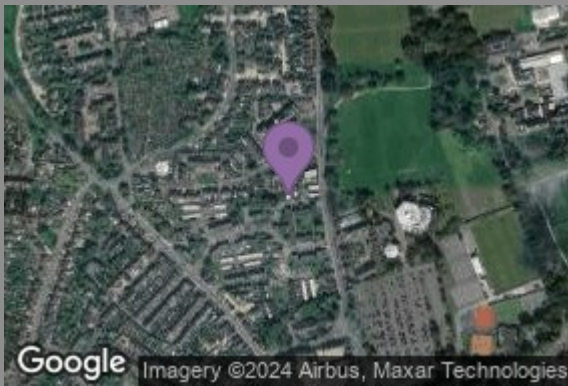
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The top floor is dedicated to tranquility, housing two double bedrooms that serve as perfect personal retreats. The family bathroom, conveniently located between the bedrooms, combines style and functionality with its contemporary fixtures, a bathtub, and a separate walk-in shower.

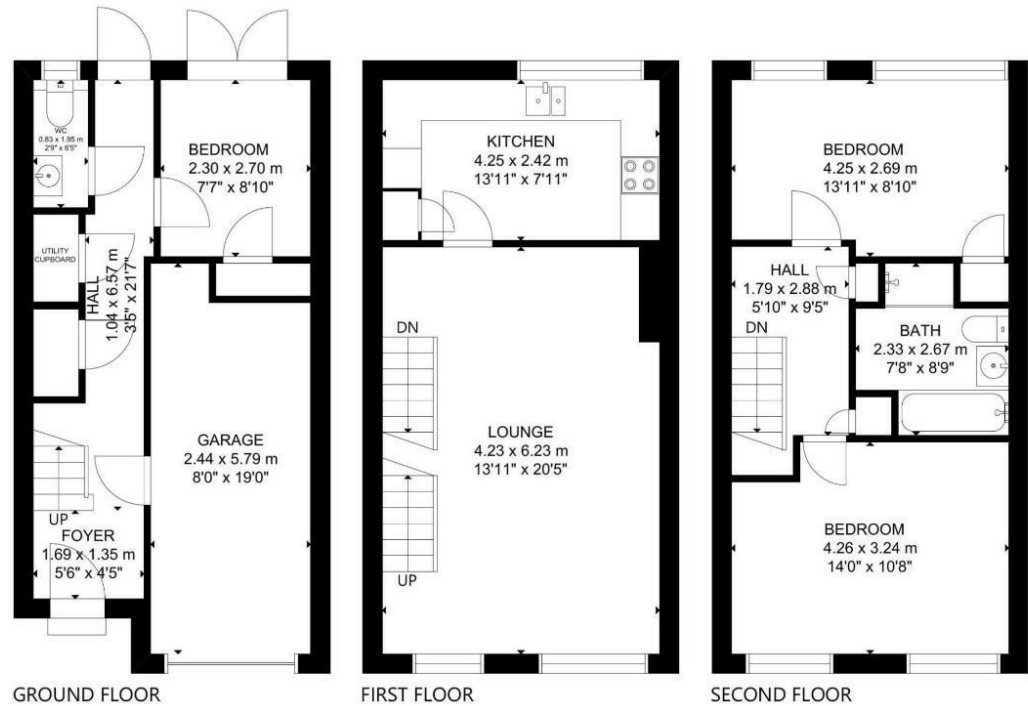
Externally, a private driveway leading to the integral garage enhances the appeal of this desirable property. The highlight, however, is the superb view of Oaklands Park, offering a picturesque green space right at your doorstep.

Enjoy the convenience of easy access to local amenities, top-rated schools, high street shops, and the Chichester Festival Theatre, the cultural heartbeat of the area. All this, while being situated in a peaceful and friendly neighborhood. Don't miss the chance to make this house your home.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</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	



GROSS INTERNAL AREA  
 TOTAL: 150 m<sup>2</sup>/1,195 sq ft  
 GROUND FLOOR: 36 m<sup>2</sup>/391 sq ft, FIRST FLOOR: 37 m<sup>2</sup>/402 sq ft  
 SECOND FLOOR: 37 m<sup>2</sup>/402 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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