



86 Kingsham Avenue | Chichester | PO19 8AX

Guide Price £170,000

Freehold



hancock

Lettings & Estate Agents

Kingsham Avenue |
Chichester | PO19 8AX
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- Virtual Tour
- Renovation Project
- Private Rear Garden
- Close To City Centre
- Council Band : B
- No Onward Chain
- Two Bedrooms
- Close To Train Station
- Easy Access To A27
- Wet Room

Hancock and Partners is delighted to present this unique two-bedroom link-detached bungalow on Kingsham Road, Chichester, offered with no onward chain.

The property features a spacious double bedroom with built-in storage, a single bedroom, a well-proportioned living room with access to the rear garden, and a separate kitchen with fitted cupboards and worktops. The family bathroom is currently configured as a wet room, and there is additional outside storage to the side of the property.

The private rear garden, designed for low maintenance, is primarily laid with shingle and benefits from rear access through a side gate.

The property is situated on a residential road just to the south east 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



what3words ///

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proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the 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 :

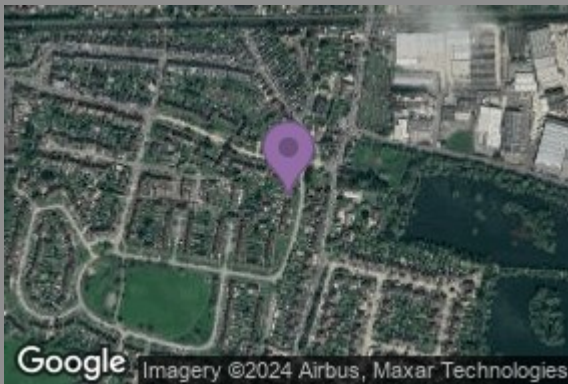
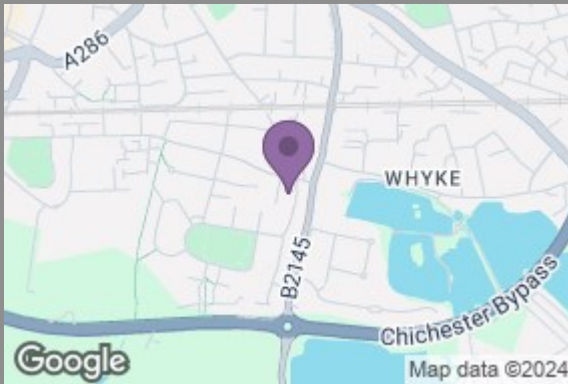
Tenure : Freehold

Broadband : Up To 1000mbps

Council Band : B

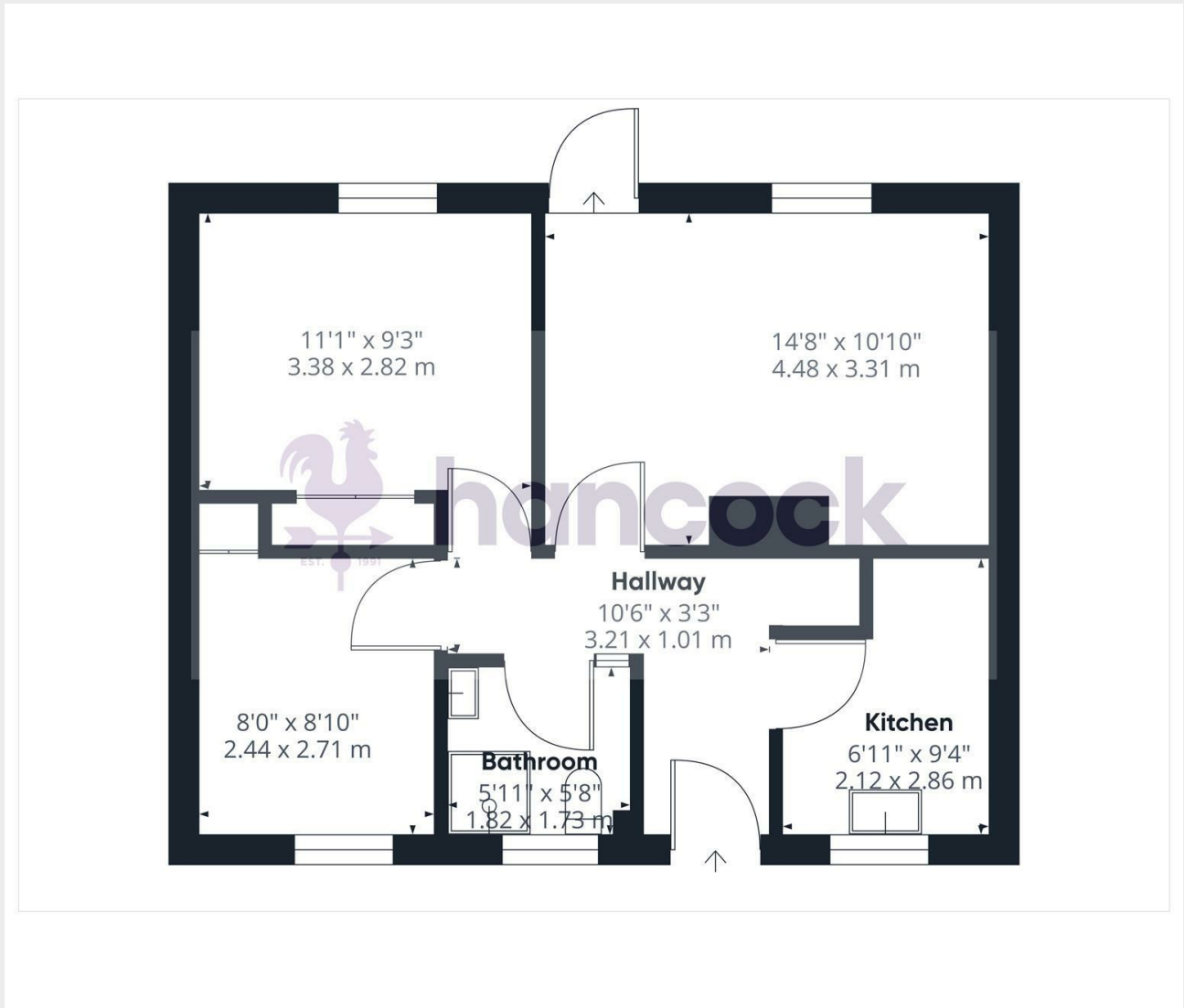
Council : Chichester





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk