



150 Whyke Road | Chichester | PO19 8HT

Guide Price £535,000

Freehold



**hancock**

Lettings & Estate Agents

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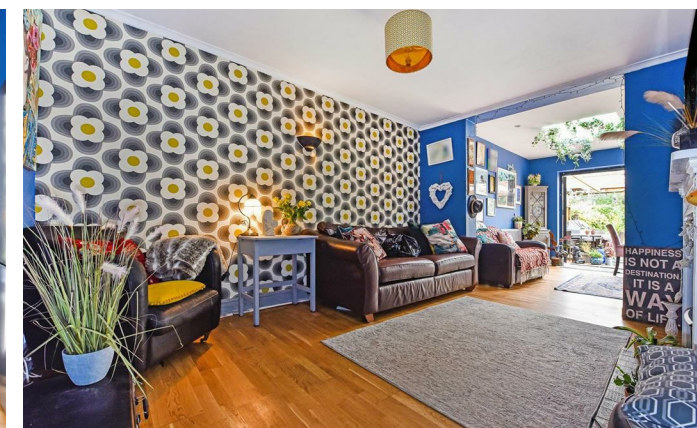
- Virtual Tour
- Large Rear Garden
- Modern Bathroom
- Private Driveway
- Double Receptions
- Decking Seating Area
- Utility Room with Shower
- Council Tax D

Hancock and Partners is pleased to offer this well-presented three-bedroom semi-detached house, situated on the desirable Whyke Road in Chichester.

The property features a spacious entrance hallway, leading to a bright front reception room and a comfortable living room. The living area flows seamlessly into the modern kitchen/dining room, creating an ideal space for entertaining. A utility room, complete with a downstairs shower and W/C, adds to the convenience of the ground floor.

Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, and a contemporary family bathroom.

Externally, the property benefits from a recently installed decked area, perfect for outdoor entertaining, which



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opens onto a generous, well-maintained lawn. The garden provides a peaceful and private outdoor space, ideal for families. Additionally, the front driveway offers ample off-road parking for multiple vehicles.

This property is an excellent opportunity for those seeking a family home in a highly sought-after location, combining modern amenities with spacious living areas.

Whyke Road is a well-regarded residential area located just south of Chichester's historic city center. Known for its blend of charming period homes and modern properties, the road offers a peaceful yet convenient living environment. Residents enjoy close proximity to local amenities, schools, and excellent transport links, including easy access to Chichester's mainline railway station and major road networks. Its desirable location provides a balance of suburban tranquillity with the vibrant cultural and shopping attractions of the city.

Additional Information :

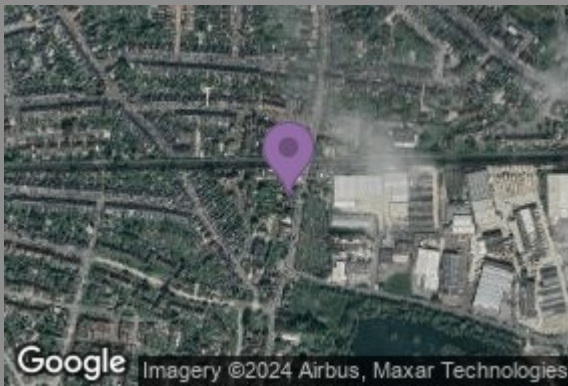
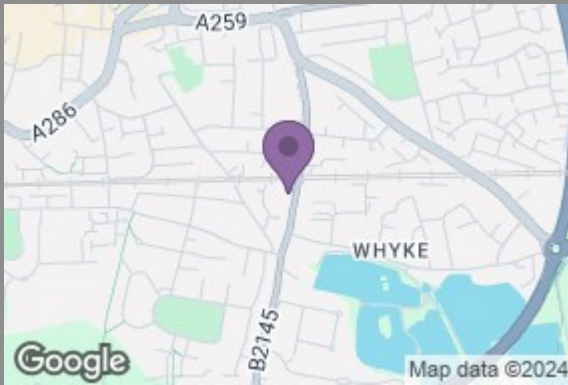
Council Tax Band : D

Tenure : Freehold

Broadband : Up To 1000mbps

Mobile : EE, Three, O2, Vodafone





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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