



74 Kingsham Avenue | Chichester | PO19 8AX

Guide Price £260,000

Freehold



hancock

Lettings & Estate Agents

Kingsham Avenue | Chichester | PO19

8AX

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- No Onward Chain
- Three Double Bedrooms
- Close Proximity To Schools
- Walking Distance To Train Station
- Freehold
- Virtual Tour
- Private Rear Garden
- Easy Access To A27
- Council Band C
- Sold As Seen

Hancock and Partners presents this three bedroom semi-detached house situated on Kingsham Avenue, Chichester. This property is being offered with no onward chain.

The property comprises of a separate kitchen with access to the side and rear garden. A large living room and study to complete the downstairs. On the first floor you benefit from a modern bathroom and three double bedrooms. The property is in need of modernising and renovating throughout but a perfect project for someone.

Outside you have access to large private rear garden which is patioed to lawn perfect for families and children.

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



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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 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 : C

Council : Chichester





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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