



24 Eastland Road | Chichester | PO19 8AZ

Offers In Excess Of £270,000 Freehold



hancock

Lettings & Estate Agents

Eastland Road |
Chichester | PO19 8AZ
Offers In Excess Of £270,000

- Three Bedrooms
- Chain Free
- Wet Room Family Bathroom
- Two Receptions
- Private Garden
- South Chichester
- Conservatory
- Separate Kitchen

*****No Onward Chain*****

A three bedroom terraced house located in South Chichester. The property comprises of two receptions, separate kitchen, large conservatory, two double bedrooms with built in storage, a single bedroom and wet room family bathroom. A medium size rear garden with access via the side entrance.

Upon entry, you're welcomed by a spacious entrance leading to the primary living area, currently utilized as a cozy living room, as well as a generously-sized second reception room. The separate kitchen boasts abundant fitted cupboards, while a large conservatory beckons, opening onto the sizable private rear garden, which



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includes convenient outdoor storage. Access to the garden is conveniently available through the side passage.

Upstairs, the accommodation comprises two double bedrooms complete with built-in storage solutions for added convenience, alongside a third single bedroom and a well-appointed family bathroom.

Perfectly positioned just southeast of Chichester's historic city center, residents can enjoy easy access to an array of bars, restaurants, and shops. Chichester's cultural scene shines with attractions such as the renowned Festival Theatre and Pallant House Gallery, while nearby lies the prestigious Goodwood Estate, famous for its motorsport and equestrian events. Nature enthusiasts will appreciate the proximity to Chichester Harbour, designated an Area of Outstanding Natural Beauty, and the picturesque blue flag beach at West Wittering.

For commuters, Chichester station offers excellent rail links to London via both the Victoria and Waterloo Lines, as well as connections along the scenic south coast via Havant. This property presents an exceptional opportunity to embrace the vibrant lifestyle and diverse offerings of Chichester and its surrounding areas.

Additional Information :

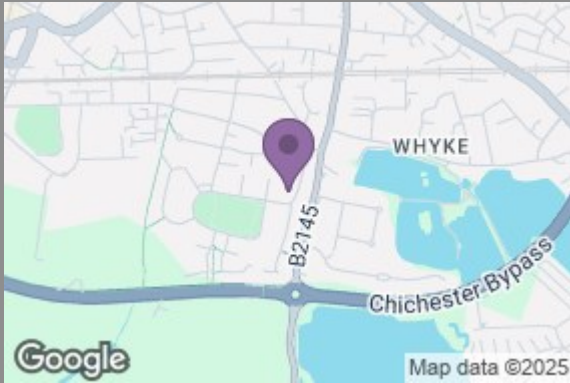
Council Tax Band : C

Council : Chichester Council

Tenure : Freehold

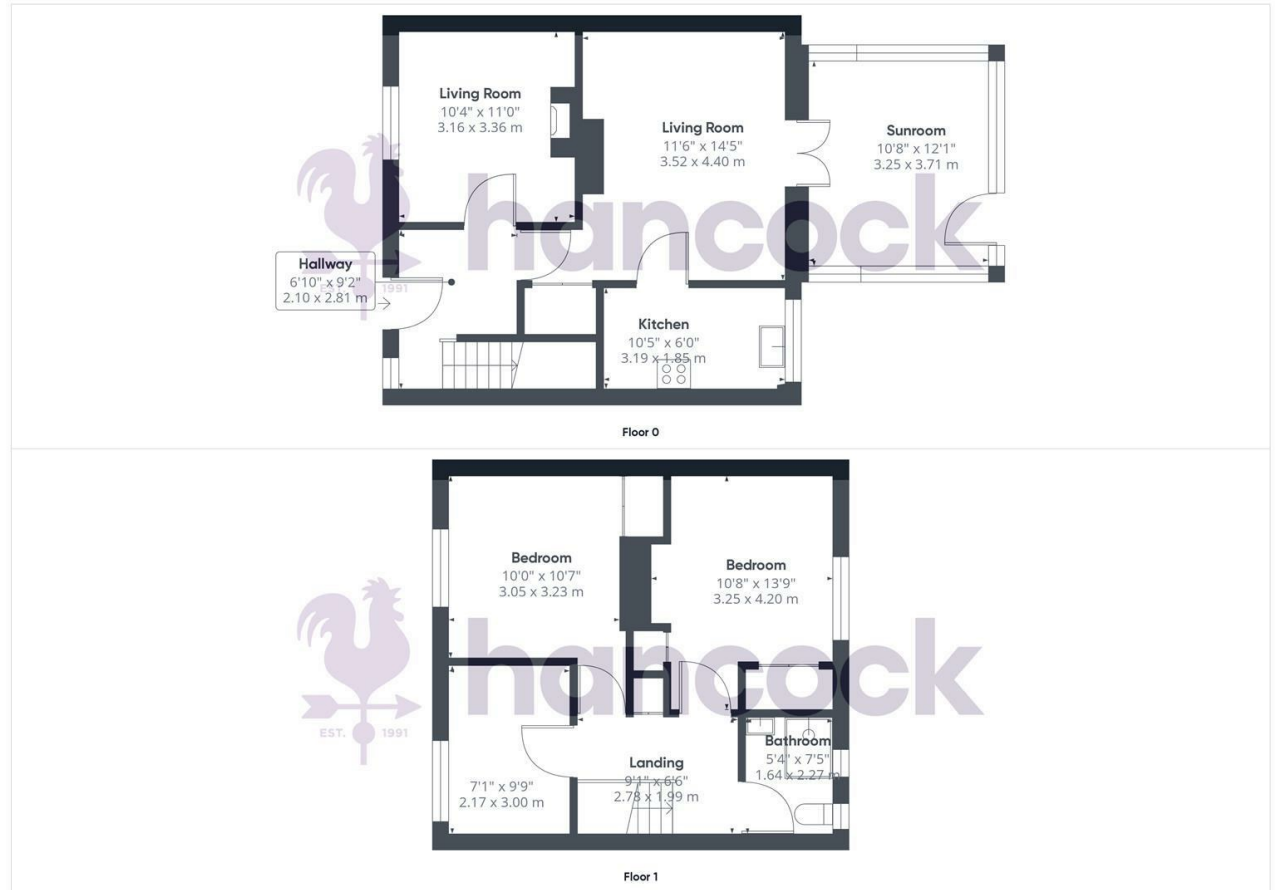
Broadband Speeds : Up to 1000mbps

Phone Coverage : Three, O2, Vodafone, EE,



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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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