



45 Kingsham Road | Chichester | PO19 8AH

Guide Price £325,000 Freehold



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Lettings & Estate Agents



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Guide Price £325,000

- No onward chain
- 3-Bedrooms
- Large rear garden
- City centre location

This older style semi-detached house offers light and well-proportioned accommodation arranged over two floors and is being offered to the market with no onward chain.

#### Accommodation

On the ground floor there is a storm porch which leads to an entrance hall which in turn provides access to a south facing sitting room, complete with bay window. Moving through the property, to the rear there is an open plan kitchen/dining room with access to an older style conservatory. On the first floor, off a central landing there are two double bedrooms (master with bay window), a single bedroom and a family bathroom.

#### Outside

To the rear there is a good sized garden which is mainly laid to lawn and features a terrace, large brick built





what3words  
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storage shed and a side gate for access. To the front, the property is approached via a paved path which is enclosed by low level fencing with an iron gate for access.


#### Location

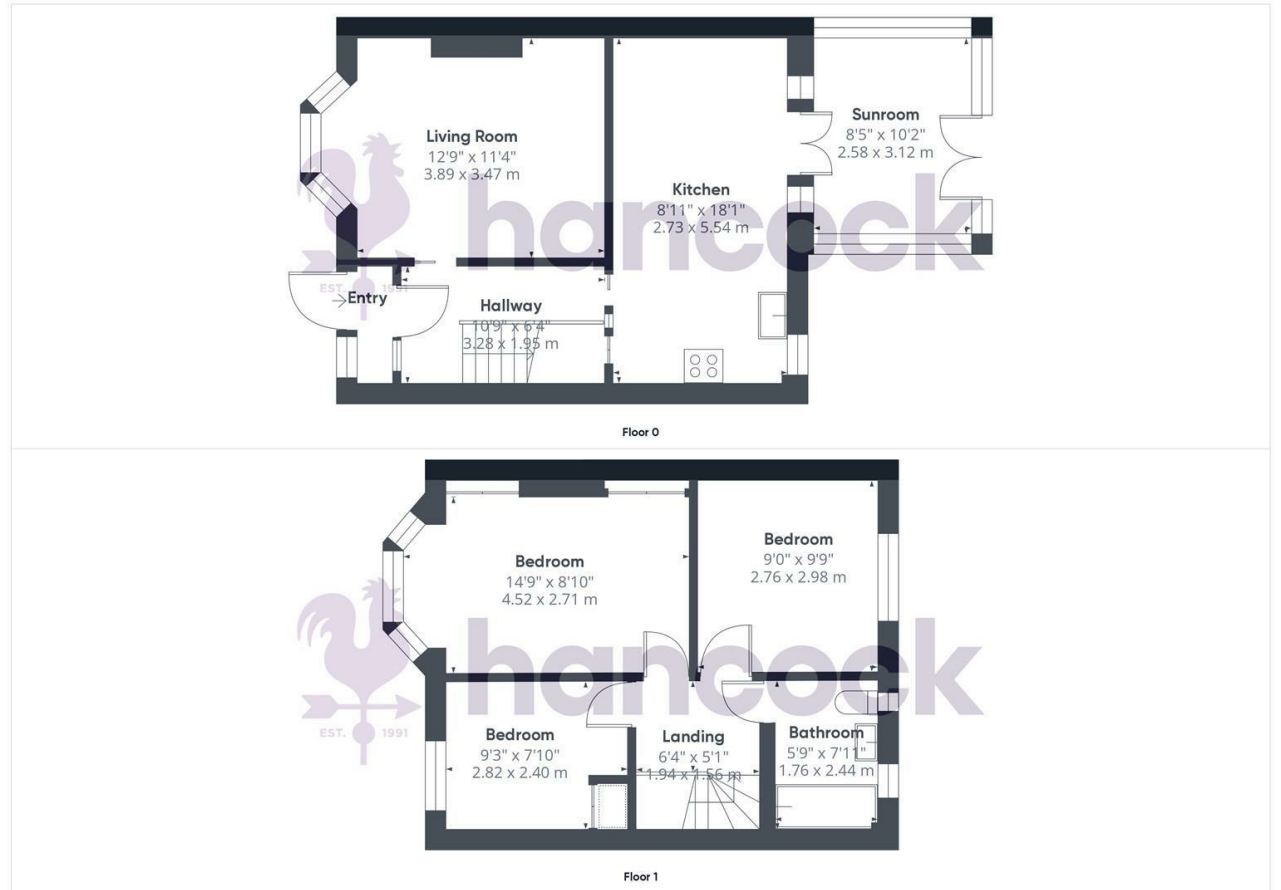
The property is situated on Kingsham Road, just south of Chichester's mainline rail station (offering services to London Victoria) and within easy reach of the city's vibrant and historic city centre. The city centre offers a wide selection of shops, cafes, bars, pubs, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre. To the south lie the calm waters and inlets of Chichester Harbour, popular with sailors and boaters and at the entrance to the harbour are the beaches at West Wittering and East Head. To the north of Chichester lie the rolling hills of The South Downs National Park and within the popular Goodwood Estate.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>47</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</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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