



8 Exton Road | Chichester | PO19 8BP

Guide Price £299,995 Freehold



hancock

Lettings & Estate Agents

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- No onward chain
- 3-Bedrooms
- Driveway parking
- Gas fired central heating
- Good sized rear garden with storage sheds
- Within easy reach of the city centre

This light and airy house benefits from a large rear garden and is being offered to the market with no onward chain.

Accommodation

The well-proportioned accommodation is arranged over two floors. On the ground floor there is an entrance hall which provides access to a good sized open plan kitchen/dining room which in turn has access into the garden via upvc sliding doors. A west facing sitting room with a large bay window completes the ground floor. On the first floor, off a landing, there are two double bedrooms (both with built in storage) and single bedroom. A family bathroom completes the first floor.

Outside

To the rear there is a large, enclosed garden which is mainly laid to lawn and is complete with two storage sheds (both having electricity and plumbing for a washing



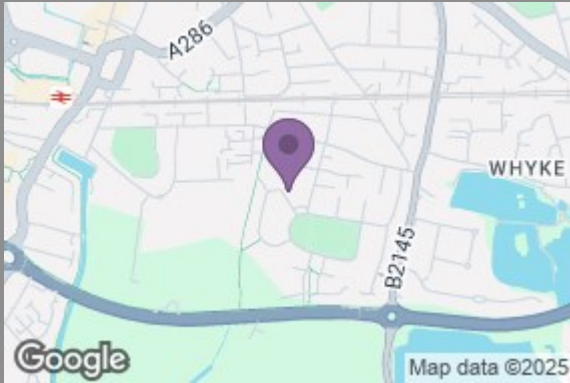
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machine), and there is a terrace and a side gate for access. To the front of the property there is a small front garden which is laid to lawn and enclosed by picket fencing and there is driveway parking.

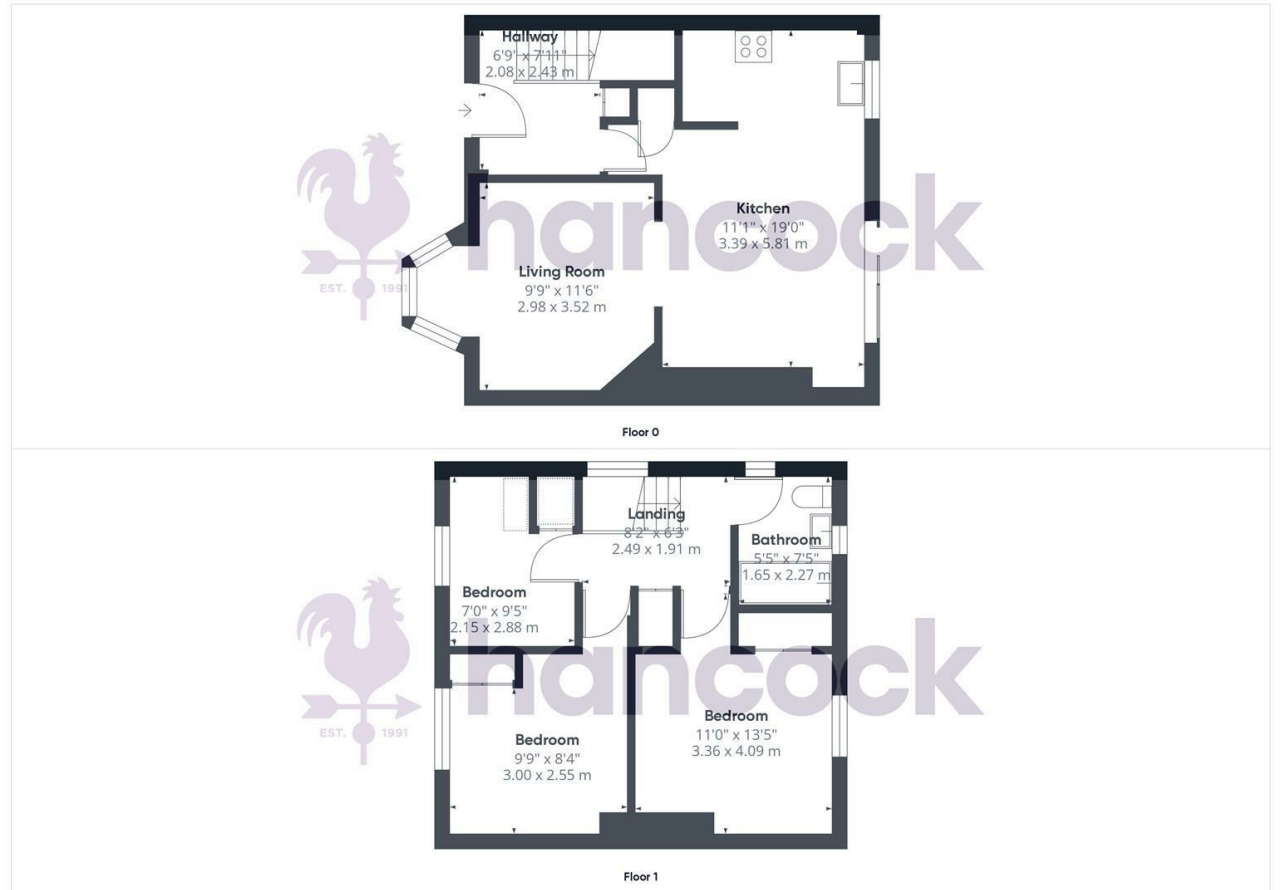
Location

Exton Road is located just to the south east of Chichester's historic city centre and has local amenities close by which include shops, a playpark, a primary school and two secondary schools. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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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