



14 | Litten Terrace | Chichester | | PO19 7SA

Offers In Excess Of £475,000



hancock

Lettings & Estate Agents

Litten Terrace | Chichester
| PO19 7SA
Offers In Excess Of £475,000

- No Forward Chain
- Three Double Bedrooms
- Close to City Centre
- Off Road Parking
- Freehold
- Garden
- Modern Finish

A beautifully designed and spacious townhouse with a private rear garden and secure gated parking, located in the highly desirable Litten Terrace. Overlooking Litten Gardens, this home offers modern living in an ideal location, just a short stroll from Chichester's bustling city centre.

As you enter the property you are lead straight into and an expansive, open-plan sitting/dining area with a sleek modern kitchen with garden access, perfect for entertaining at the back of the property. Completing the ground floor is a utility room and cloakroom.

Split across two further floors are three well-appointed bedrooms, two featuring their own en-suite shower rooms. There is a family bathroom on the first floor.

To the rear is a low-maintenance garden, complete with a storage shed and side access leading to the secure gated parking, offering an allocated parking space.



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Location

Chichester's vibrant city centre is only a short walk away, featuring a wide range of shops, restaurants, cafes, and cultural highlights like the renowned Pallant House Gallery and Festival Theatre. For those commuting, Chichester's mainline railway station is nearby.

To the north, the picturesque South Downs and the prestigious Goodwood Estate provide stunning outdoor spaces, while to the south, Chichester Harbour and the beaches of West Wittering offer excellent coastal activities.

Additional Information :

Tenure : Freehold

Council Band : E

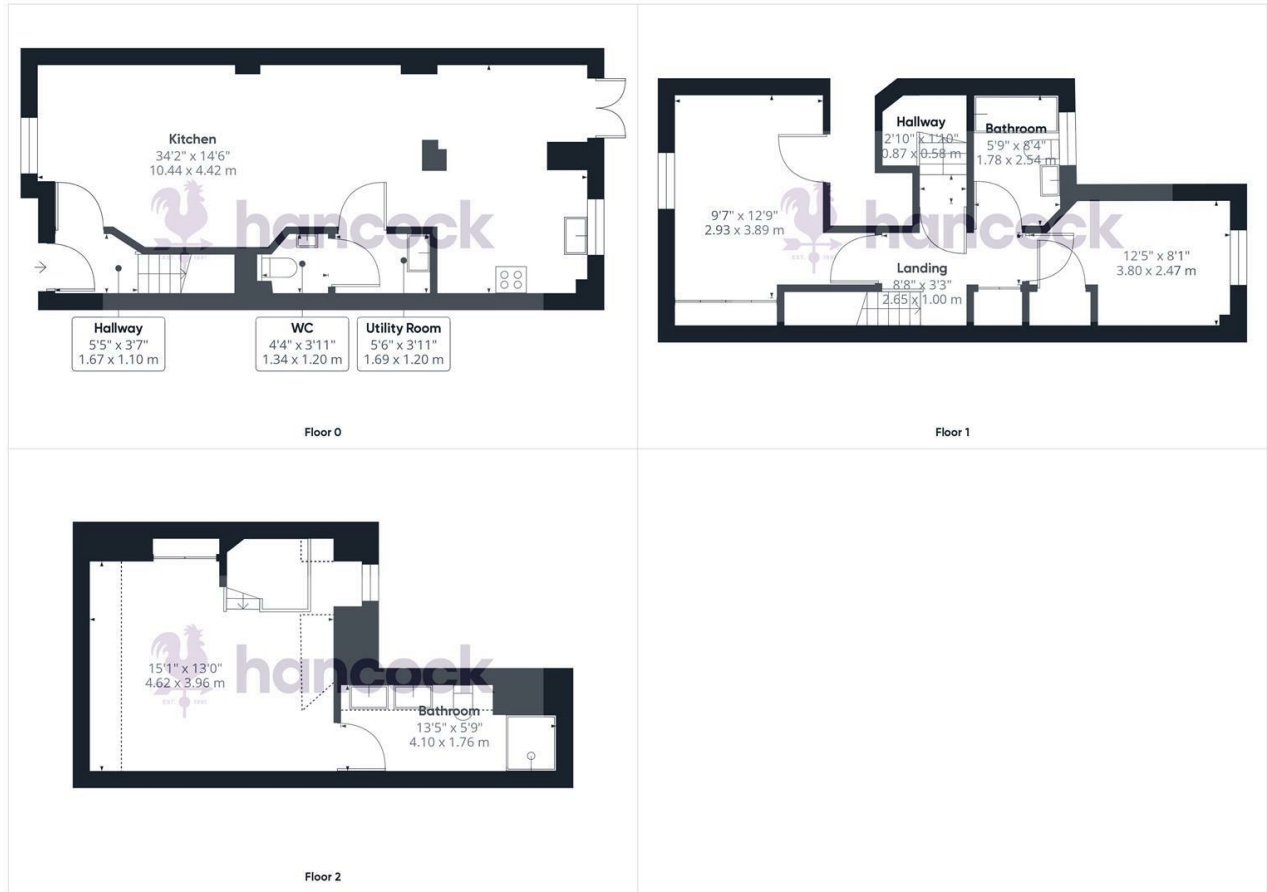
EPC : D

Service Charge : £594 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(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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