



8 Spitalfield Lane | Chichester | PO19 6SD

Guide Price £225,000

Freehold



**hancock**

Lettings & Estate Agents



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- No onward chain
- 2-Reception rooms
- City centre location
- Freehold
- Close To Hospital
- Gas fired central heating
- Large south facing rear garden
- Solar Panels
- Sold As Seen
- Council Band C

This spacious semi-detached house benefits from two ground floor reception rooms along with a south facing garden and is being offered to the market with no onward chain.

#### Accommodation

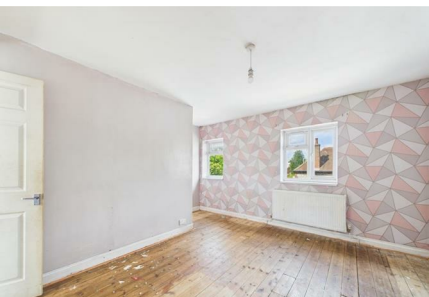
The accommodation is in need of updating and is arranged over two floors. On the ground floor there is an entrance hall which leads to a large, sitting room which runs the length of the accommodation. To the rear there is a kitchen with access into the garden via a single door. A second reception room which could be used as a dining room or playroom completes the ground floor. On the first floor off a central landing there are two double bedrooms, a large single bedroom, a family bathroom and a separate wc.

#### Outside





what3words  
///area.played.snow



To the rear there is a large south facing garden which is mainly laid to lawn and is enclosed by wood panelled fencing. There is a paved terrace, wooden decking area and a side gate for access. To the front there is a small front garden which is mainly laid to lawn with a gentle ramp leading to the front door.

#### Location

The property is located near St. Richards Hospital and Chichester University and is within the heart of the city centre. 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.

#### Additional Information :

Tenure : Freehold

Council Band : C

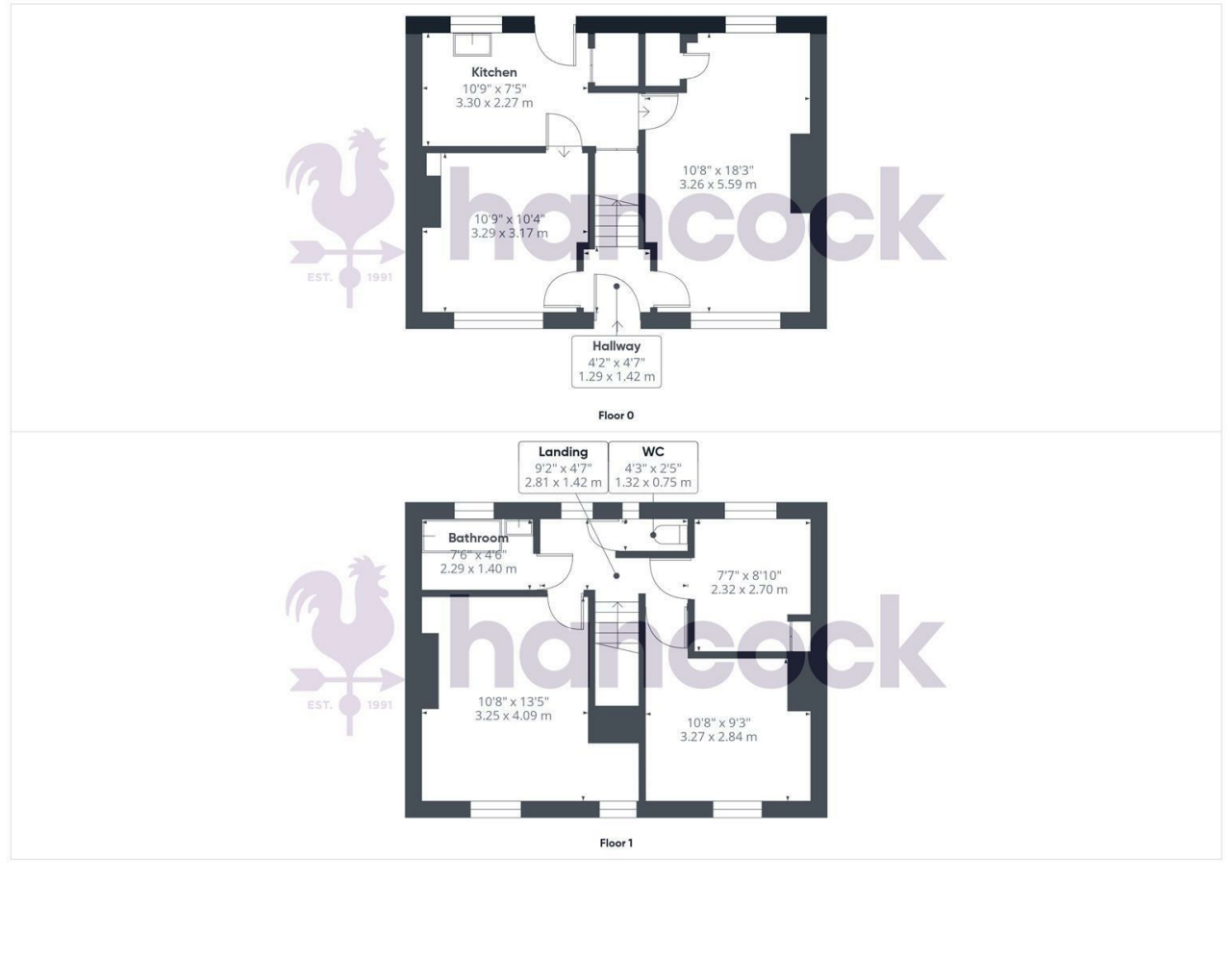
Broadband : Up To 1000mbps

Mobile : EE, O2, Three, Vodafone



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</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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5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155  
sales@hancockpartners.co.uk  
www.hancockpartners.co.uk