



1 Bridge Road | Chichester | PO19 7NW

Guide Price £440,000

Freehold



hancock

Lettings & Estate Agents

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- No onward chain
- Potential to extend (subject to planning)
- Driveway parking
- Council Band D
- 3-Bedrooms
- South west facing garden
- Gas fired central heating
- Freehold

Occupying a desirable corner plot on a sought-after residential road, this well-presented property is ideally located within easy walking distance of Chichester's vibrant city centre. The home offers exciting potential for extension (subject to the necessary planning permissions) and benefits from private driveway parking.

Accommodation

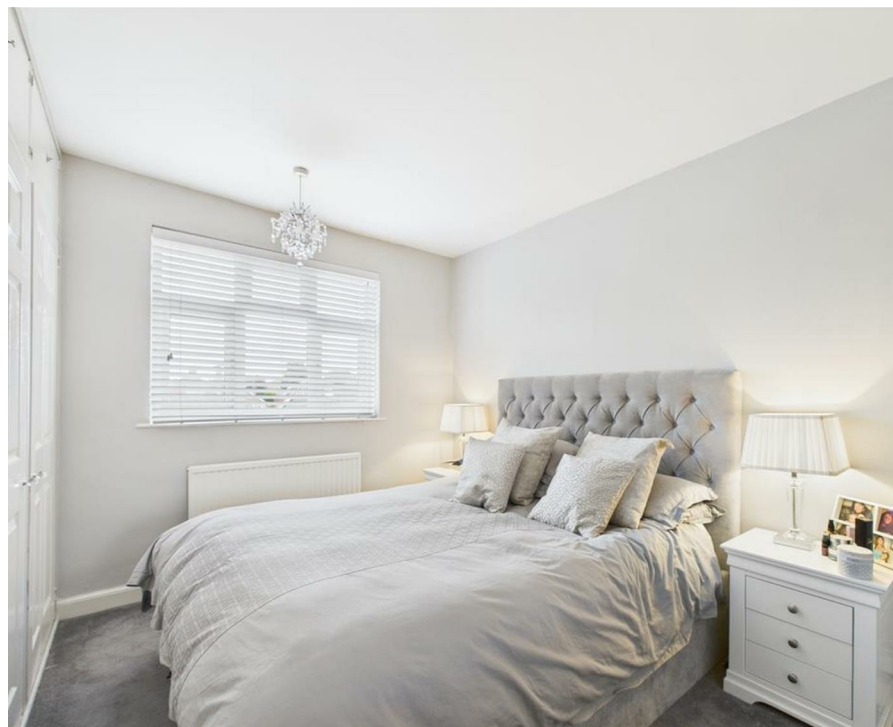
The accommodation is arranged over two floors and is well-proportioned throughout. The ground floor features a welcoming entrance hall leading to a convenient cloakroom/WC and a spacious open-plan sitting and dining room, ideal for modern living. To the rear, a south-facing conservatory provides a bright and relaxing space overlooking the garden. The fitted kitchen offers direct access to the garden via a single door.

Upstairs, the first floor comprises two generous double



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bedrooms, a further single bedroom, and a family bathroom, all accessed from a central landing.

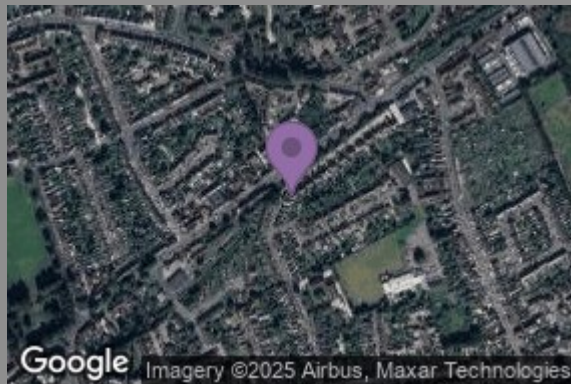
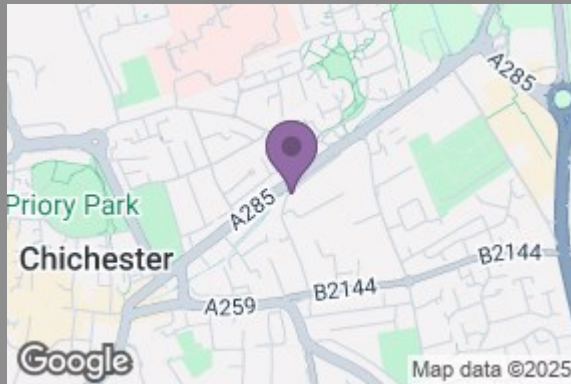
Outside

The property enjoys a south-west facing garden to the rear and side, providing a private and enclosed outdoor space with seating areas and a timber storage shed. Double gates offer optional vehicle access to the rear garden, and a side gate connects the garden to the front of the property. At the front, there is off-street driveway parking.

Location

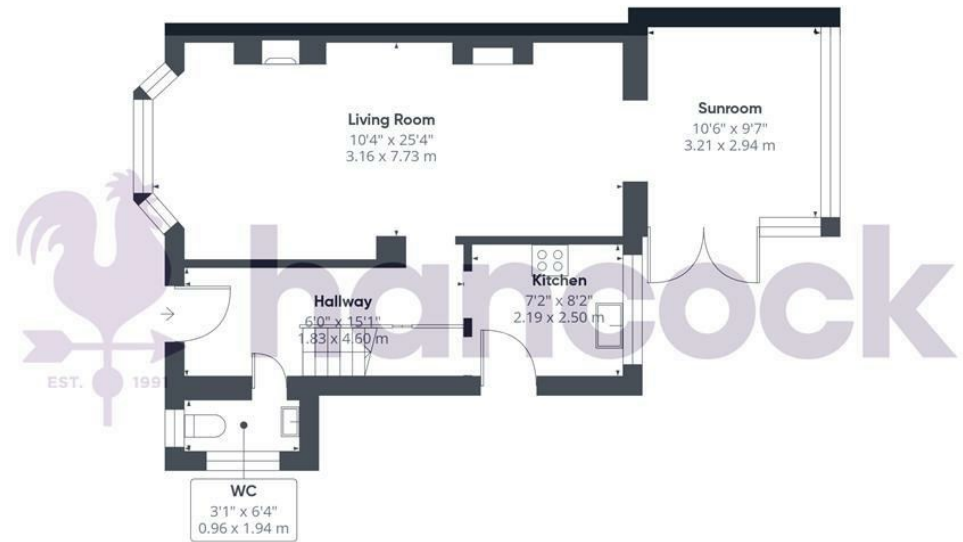
Bridge Road is situated in a highly convenient location close to St Richard's Hospital and the University of Chichester. The city centre is just a short stroll away, offering an excellent array of shops, restaurants, cafes, pubs, and cultural attractions including the Pallant House Gallery and the renowned Chichester Festival Theatre. Chichester's mainline railway station provides regular services to London Victoria.

For those seeking outdoor pursuits, the South Downs National Park lies just to the north, offering stunning countryside and recreational opportunities, while to the south, the picturesque Chichester Harbour and the sandy beaches of West Wittering and East Head await exploration.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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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