



66 Kingsham Road | Chichester | PO19 8AH

Guide Price £325,000

Freehold



**hancock**

Lettings & Estate Agents



Kingsham Road | Chichester | PO19 8AH  
Guide Price £325,000

- Virtual Tour
- Four Double Bedrooms
- Two Bathrooms
- Council Band C
- Chain Free
- Walking Distance To Train Station
- Single Storey Extension

A spacious and versatile four-bedroom home located just a short distance from Chichester city centre. This well-presented property offers flexible living across two floors, making it ideal for families or investment purposes.

On the ground floor, the property features a generously sized bedroom, a modern fitted kitchen, and a bathroom. A extended living/dining area, beautifully light-filled with patio doors opening onto the garden.

Upstairs, you'll find three well-proportioned double bedrooms and a contemporary shower room, offering ample space for family and guests alike.

Outside, the property boasts a large, private rear garden with plentiful storage options, providing both practicality and potential for further landscaping.





what3words ///

rounds.prefer.error



Kingsham Road is ideally situated within easy reach of Chichester's historic city centre, offering a range of shops, restaurants, and cultural attractions, including the renowned Festival Theatre and cathedral. The property is well-served by local schools, parks, and transport links, with Chichester train station and major road networks close by, providing excellent access to the coast and surrounding countryside.

Additional Information :

Chain Free


Tenure : Freehold

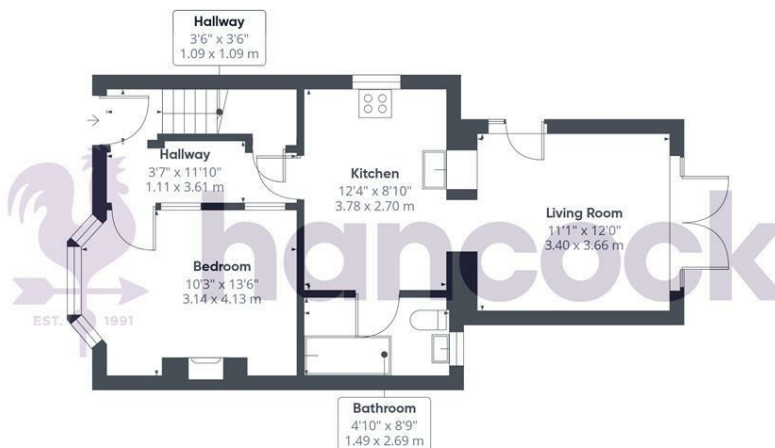
Council Tax : C

Broadband : Up To 1800mbps

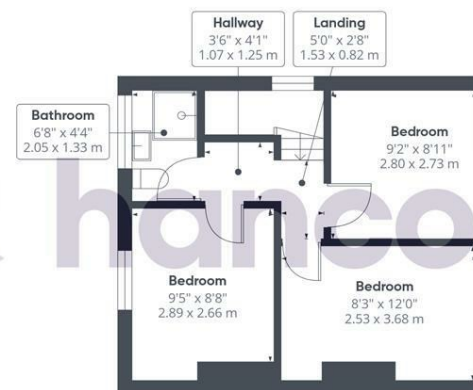


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 



Floor 0



Floor 1



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk