



66 Kingsham Road | Chichester | PO19 8AH

Guide Price £309,000

Freehold



hancock

Lettings & Estate Agents

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- 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.

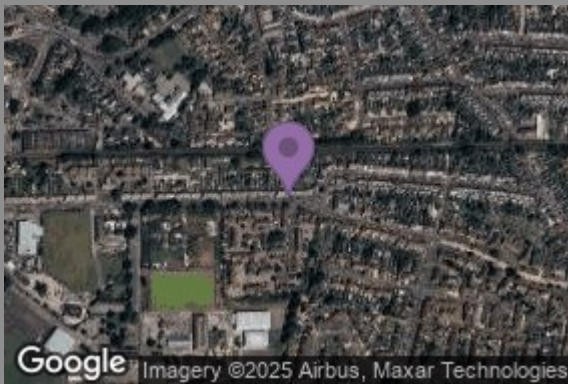
Additional Information :

Chain Free

Tenure : Freehold

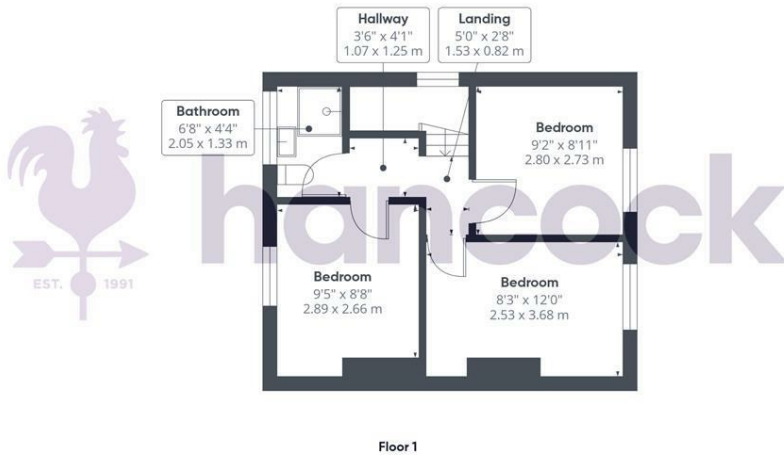
Council Tax : C

Broadband : Up To 1800mbps



Energy Efficiency Rating

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