



43 Cavendish Street | Chichester | PO19 3BS

Guide Price £375,000



hancock

Lettings & Estate Agents

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3BS

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- Chain Free
- Basement
- Two Bedrooms
- Two WC's
- Central Location
- Courtyard Garden
- Woodburning Stove
- Council Tax Band D

This spacious accommodation is thoughtfully arranged over three levels. The ground floor features a welcoming sitting room complete with a charming fireplace, a family bathroom, and an expansive kitchen/breakfast room that opens onto a delightful patio garden. The first floor comprises two well-proportioned double bedrooms and a convenient w/c off the landing. On the lower level, the converted cellar offers two versatile reception rooms, ideal for use as offices or a music/playroom.

Outside, the property boasts a charming, enclosed courtyard garden to the rear, while the front features a paved area bordered by a low-level red brick wall and an iron gate for access.

Located in a highly desirable area, this property is just a short walk from the historic center of Chichester, where residents can enjoy a variety of shopping options,

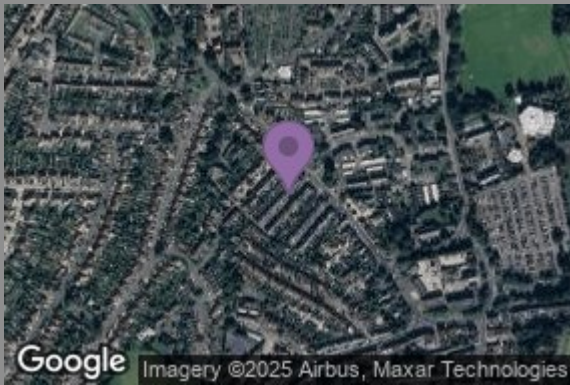


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popular bars, and restaurants. Nearby amenities include the Westgate Leisure Centre and Chichester Squash and Tennis Club, with the internationally renowned Festival Theatre and Oaklands Park only a few hundred yards away. Residents can partake in various activities, including horse racing, motor racing, flying, and golfing at the Goodwood Estate, as well as sailing from Chichester Harbour.

Excellent transport links are available, with a nearby mainline station providing regular services to London Victoria in approximately 1 hour and 40 minutes, while Havant station offers a faster connection to London Waterloo in about 1 hour and 20 minutes. The A27 trunk road ensures convenient access to Worthing and Brighton to the east, as well as Portsmouth, Havant, and Southampton to the west. For those traveling by car, multiple routes are available to London, with the closest being the A286 from Chichester via Midhurst, which connects to the A3 at Milford, or alternatively, the A27 that joins the A3 at Havant.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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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