



3 The Rew | Chichester | PO19 3HW

Guide Price £399,950



hancock

Lettings & Estate Agents

The Rew | Chichester | PO19 3HW

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- 3 bedroom Semi Detached home
- Excellent condition throughout
- Remainder of 10 year NHBC warranty
- Close to the popular Jessie Youghusband Primary School
- Ensuite shower to Principal Bedroom
- Lawned garden with patio area
- Garage and Parking
- Council tax – D

Positioned within the Minerva Heights development and built in 2023, this well presented, semi detached, 3 bedroom home offers the security of the remaining NHBC warranty and provides a home ready to live in with no refurbishments required.

Accommodation

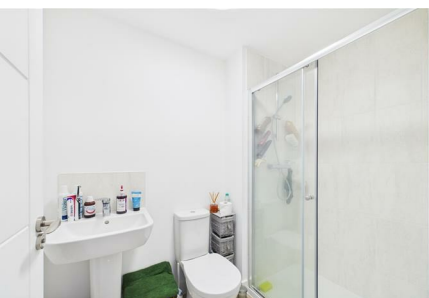
The Ground floor consists of a sleek kitchen/dining room, a cloakroom and living room, with attractive engineered wood flooring and glazed double doors on to the garden. To the first floor, the principal bedroom benefits from an ensuite shower room. Two further bedrooms and a family bathroom, with shower over bath, complete this floor.

Outside

There is a private lawned garden with patio area. The property has a garage and off road parking for two vehicles.



what3words ///
umbrellas.afternoon.
pricing



Location

The property sits on a well-kept no through road within a contemporary development of similar dwellings and is near the new Jessie Yonghusband Primary School (five minutes walk) and is located to the West of Chichester's historic city centre. Chichester has many shops, bars, restaurants, cafes, pubs and notable attractions such as Pallant House Gallery and Festival Theatre along with a main line train station. The latter offering services to London Victoria. To the north of Chichester lies The South Downs National Park and the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour, popular for sailing and water sports. The popular cycle/foot route of Centurion Way can easily be accessed nearby and runs south into Chichester and north up into the rolling foothills of The South Downs.

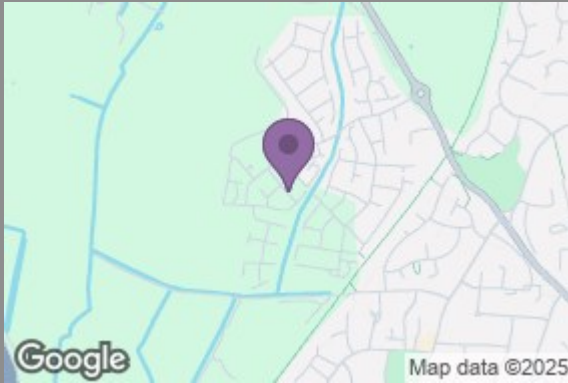
Information

Tenure – Freehold

Council Tax Band – D

Broadband Speed- Up to 1800Mbps

Mobile Coverage - EE, Three, O2, Vodafone

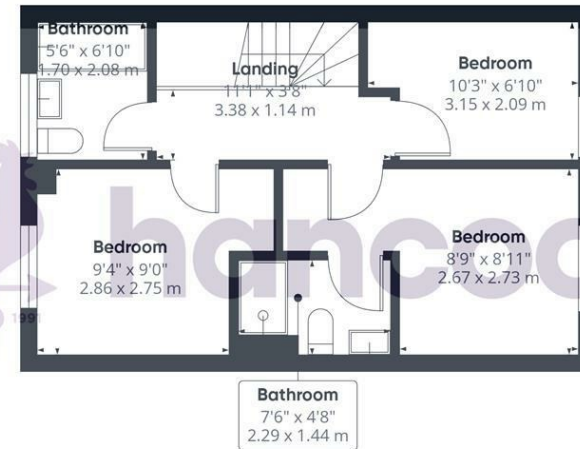


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor 0



Floor 1



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