



69 Lennox Road | Chichester | PO19 6SZ

Guide Price £150,000

Leasehold



hancock

Lettings & Estate Agents

Lennox Road | Chichester | PO19 6SZ

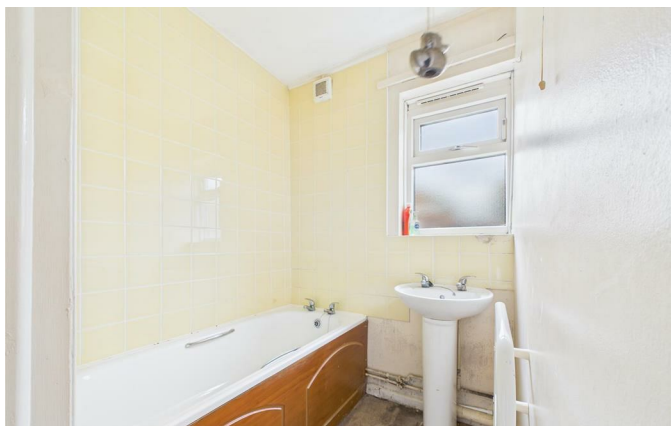
Guide Price £150,000

- No Onward Chain
- Ground Floor
- Two Double Bedrooms
- Council Band B
- Close To Amenities
- Virtual Tour
- Private Rear Garden
- SOLD AS SEEN
- EPC E
- Close To Hospital

Hancock and Partners proudly presents this two-bedroom ground floor flat located in the setting of Chichester. Boasting a well-appointed layout, this property features two spacious bedrooms with built-in storage, a light-filled living room offering a welcoming ambiance, a separate kitchen with fitted cupboards, a bathroom with shower over bath with separate W/C, and ample storage space throughout.

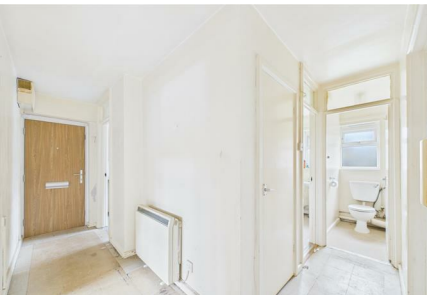
Noteworthy amenities include an Entryphone system for added security and access to rear private garden. This property is offered as leasehold with the added benefit of a brand new 125-year lease. The annual service charge amounts to £2061.96 per annum. Furthermore, this property is offered chain-free, providing a seamless transition for prospective buyers.

Nestled in a serene cul-de-sac just west of Chichester's



what3words ///

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vibrant city center, residents enjoy easy access to an array of amenities, including bars, restaurants, and shops. Chichester is renowned for its cultural attractions, such as the Festival Theatre and Pallant House Gallery, as well as its proximity to The Goodwood Estate, known for its prestigious motor car and horse racing events. Additionally, the nearby Chichester Harbour, designated as an Area of Outstanding Natural Beauty, offers residents the opportunity to explore the picturesque landscapes and enjoy the blue-flag beach of West Wittering.

Convenient transportation links are readily accessible, with Chichester station providing rail connections to London via the Victoria Line, as well as Havant and the Waterloo Line, facilitating easy travel along the south coast. Embrace the tranquillity and convenience of Chichester living with this exceptional property.

Council Tax Band : B

Council : Chichester Council

Tenure : Leasehold – 125 Years

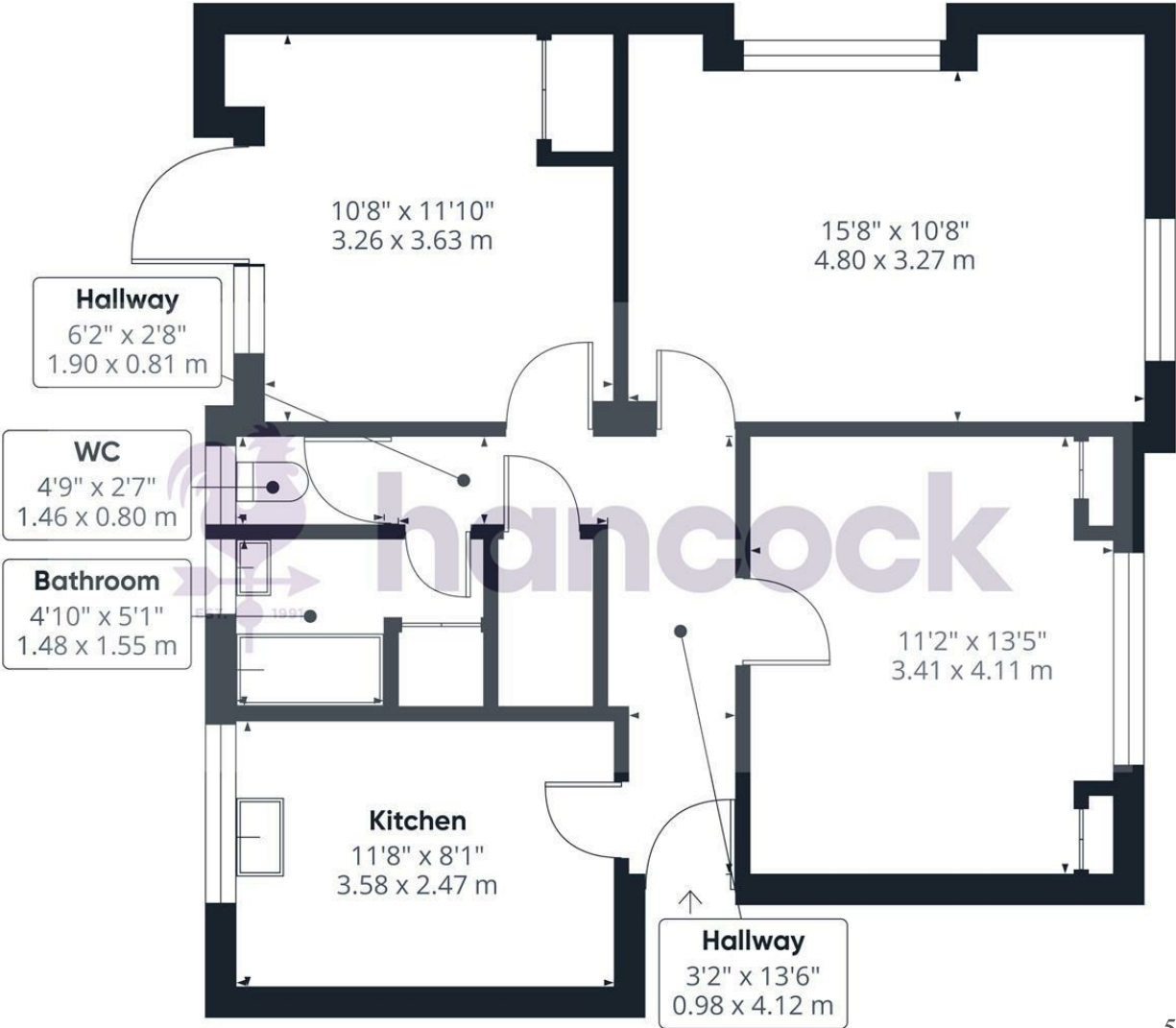
Broadband Speeds : Up to 1000mbps

Phone Coverage : Three, O2, Vodafone, EE,

SOLD AS SEEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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