



26 Flaxman Avenue | Chichester | PO19 3NA

Guide Price £695,000    Freehold



**hancock**

Lettings & Estate Agents

Flaxman Avenue |  
Chichester | PO19 3NA  
Guide Price £695,000

- Detached House
- Family Bathroom
- Ample Parking
- Garage
- 14 Minute Walk To City Centre
- Four Bedrooms
- Downstairs W/C
- Large Garden
- Great Location
- Chain Free

Presenting a four-bedroom detached residence on Flaxman Avenue, Hancock & Partners invites you to explore this delightful property. Boasting four bedrooms, family bathroom, downstairs W/C, spacious living area, separate dining room, well-appointed kitchen with a breakfast nook, utility room and a double garage with ample additional parking space. This home is offered chain-free.



what3words ///

tuned.beaks.settle



### Accommodation

Spread across two levels, this detached house welcomes you with a generous entrance area and a convenient downstairs W/C. The main reception area is bright and airy, leading seamlessly into the dining room. Adjacent, discover a generously sized kitchen with a breakfast nook, while the utility room completes the ground floor. Upstairs, four bedrooms await, including a master bedroom with additional storage in the eaves, a self-contained shower unit, and sink. The first floor also features a family bathroom and ample storage space, along with a spacious loft area.

### Outside

Nestled at the end of a tranquil cul-de-sac, the property is surrounded by lush green gardens, offering plenty of scope for gardening enthusiasts and children to play. Additionally, it includes a versatile workshop and garage, with plenty of parking space on the driveway. Situated in a secluded setting just west of Chichester City Centre, this home provides a peaceful retreat.

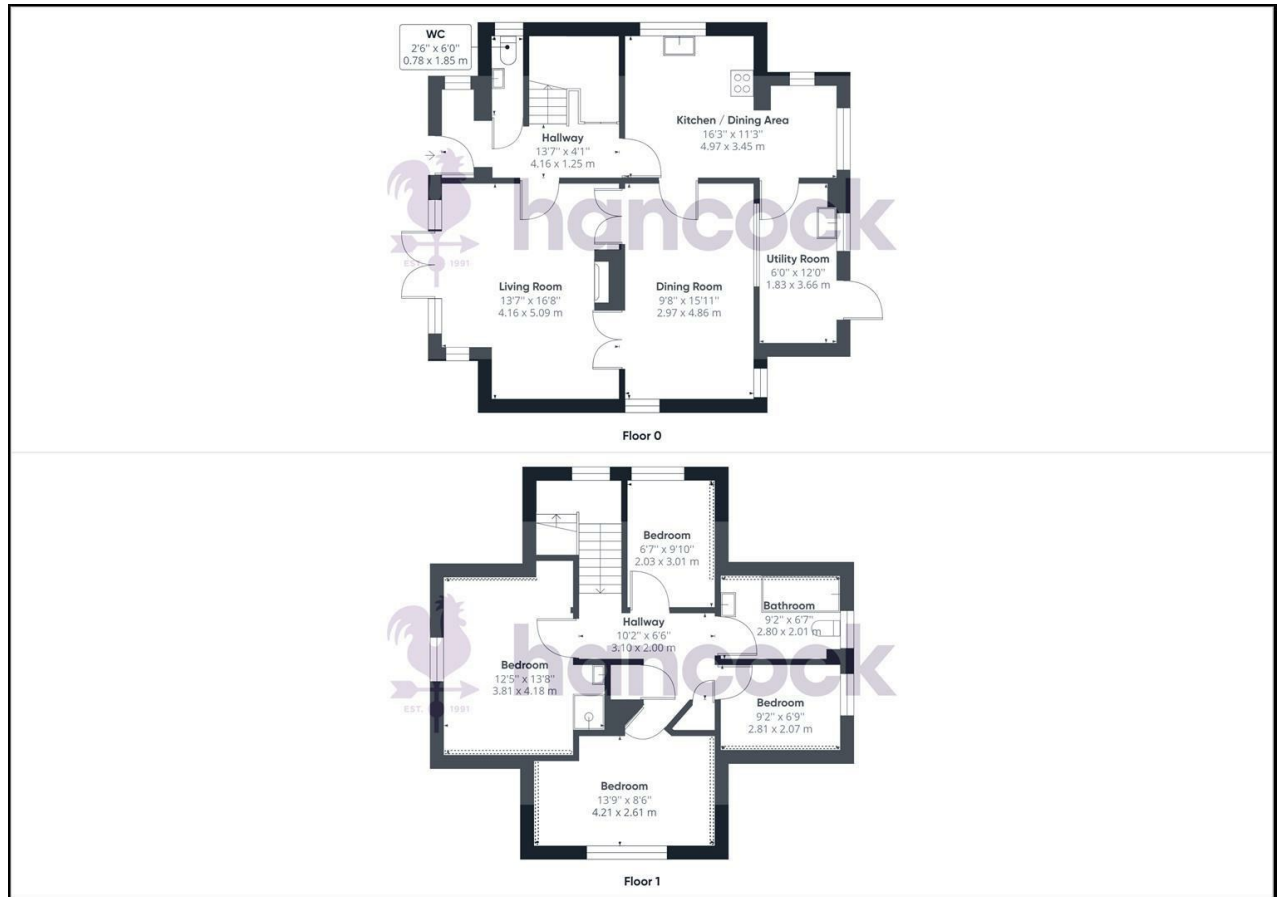
### Location

Conveniently located a 14-minute walk from Chichester City Centre, residents can enjoy easy access to its vibrant bars, restaurants, and shops. Chichester is renowned for its Festival Theatre, Pallant House Gallery, and proximity to The Goodwood Estate, famous for motor car and horse racing. To the south lies Chichester Harbour, an Area of Outstanding Natural Beauty, and the blue flag beach of West Wittering. Chichester station offers rail links to London via the Victoria Line and Waterloo Line, as well as destinations along the south coast through Havant.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</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	



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