



8 Hay Road | Chichester | PO19 8BL

Offers In Excess Of £250,000

Freehold



**hancock**

Lettings & Estate Agents

Hay Road | Chichester | PO19 8BL

Offers In Excess Of £250,000

- Sold No Onward Chain
- Two Receptions
- Council Band C
- Private Rear Garden
- Four Bedrooms
- EPC C
- Sold As Seen
- Two Outside Storage Sheds

Situated in a popular residential location, this well-proportioned four-bedroom home offers versatile accommodation ideal for families and those seeking additional space.

The property is entered via an entrance hallway which provides access to the principal ground floor rooms. To the front of the property is a bright and welcoming living room featuring a bay window, allowing plenty of natural light to flood the space. To the rear, a second reception room enjoys direct access to the garden through patio doors, creating an ideal setting for both everyday living and entertaining. The kitchen is conveniently positioned off the hallway and offers a practical layout with ample storage and workspace.

On the first floor, the property comprises two generous double bedrooms and two further single bedrooms, suitable for children, guests, or those working from home. A family bathroom completes the accommodation. The property



what3words ///

axed.thick.fixed



needs renovating throughout.

Outside, the property benefits from a private rear garden which has been thoughtfully arranged with a patio area leading onto a lawn, providing a pleasant space for outdoor dining and relaxation. Two useful storage sheds offer additional practicality.

Hay Road is conveniently located to the north of Chichester city centre, providing easy access to a wide range of amenities including schools, local shops, supermarkets and leisure facilities. The historic city centre offers an excellent selection of restaurants, cafés and retail outlets, while Chichester's mainline railway station provides direct services to London Victoria, Brighton and Portsmouth. The area is also well placed for access to the A27, Goodwood Estate and the beautiful beaches and countryside of West Sussex.

Additional Information :

Tenure : Freehold

Sold As Seen

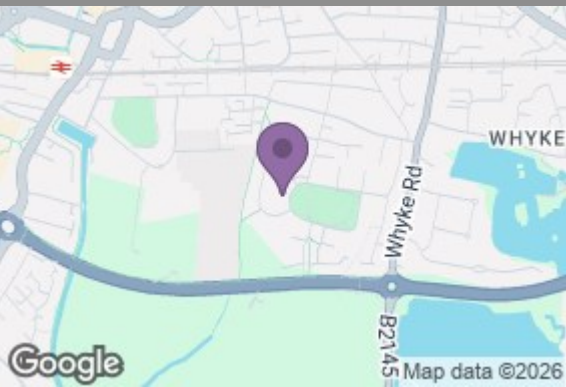
Council Band : C

EPC : C

Broadband : Up To 5500mbps

Mobile : Good - three, O2, Vodafone, ee

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



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>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 69      | 83        |

England & Wales

EU Directive 2002/91/EC

8'11" x 6'0"

2.73 x 1.85 m

WC

3'0" x 6'0"

0.93 x 1.84 m

Kitchen

11'8" x 20'9"

3.58 x 6.34 m

Hallway

7'3" x 9'2"

2.23 x 2.80 m

Living Room

9'7" x 11'0"

2.94 x 3.36 m

Bathroom

9'6" x 4'9"

2.92 x 1.46 m

Bedroom

6'5" x 10'3"

1.98 x 3.14 m

Bedroom

9'5" x 9'11"

2.87 x 3.04 m

Bedroom

7'0" x 14'5"

2.15 x 4.41 m

Bedroom

10'0" x 10'11"

3.07 x 3.34 m

Landing

8'4" x 6'8"

2.46 x 2.05 m

4'3" x 2'10"

1.32 x 0.86 m

Floor 0

Floor 1

W

N

S

E

Approximate total area<sup>(1)</sup>

1040 ft<sup>2</sup>

96.6 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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