



31 Oaklands Court | Chichester | PO19 6AF

Guide Price £250,000

Leasehold - Share of Freehold



hancock

Lettings & Estate Agents

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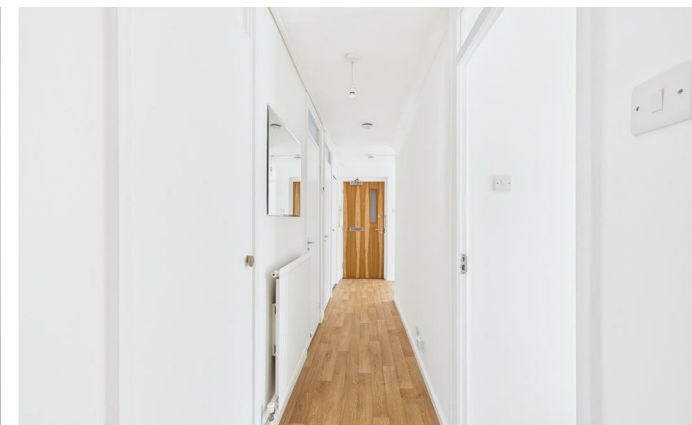
- No Onward Chain
- Four Bedrooms
- Bathroom
- Recently Redecorated
- Investment Opportunity
- Ground Floor Flat
- Open Plan Kitchen/Reception Room
- Separate WC
- Garage

A spacious four bedroom ground floor apartment, recently redecorated throughout and offered for sale with no onward chain. Offering generous and versatile accommodation, this well-proportioned property is ideally suited to a range of purchasers, including families, professionals, sharers or those looking for a property with excellent flexibility.

Situated within Oaklands Court in the popular Somerstown area of Chichester, the apartment provides well-balanced living accommodation with the benefit of a ground floor position and recently redecorated interiors, creating a fresh and neutral finish that is ready for a new owner to make their own.

The heart of the home is the open plan kitchen/reception room, providing a spacious and versatile area for both relaxing and dining. Four well-proportioned bedrooms offer plenty of flexibility, whether used as bedrooms, a home office, guest accommodation or additional living space. The accommodation is complemented by a bathroom and separate WC.

A particularly useful large airing cupboard is located within the hallway, providing excellent additional storage and could also be utilised as a utility area.



what3words ///
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A further benefit is the garage, located within a nearby block, providing useful additional storage or parking.

Offered with no onward chain, this is a spacious and versatile apartment that would make an excellent home for a variety of purchasers, while also offering attractive rental potential for those considering an investment opportunity.

Oaklands Court is ideally situated in the popular Somerstown area of Chichester, within easy reach of the historic city centre and its excellent range of shops, cafés, restaurants and everyday amenities. The nearby Oaklands Park provides attractive green open space, while Chichester Festival Theatre is also close by, offering a range of cultural and entertainment options. Chichester railway station is conveniently accessible, providing regular services towards London and along the south coast, while the beautiful South Downs, Goodwood Estate and Chichester Harbour are all within easy reach. Combining excellent local amenities, transport links and access to a wide range of leisure opportunities, the area is an appealing choice for both residents and investors.

Additional Information :

Tenure : Leasehold - share of Freehold

Council Band : C

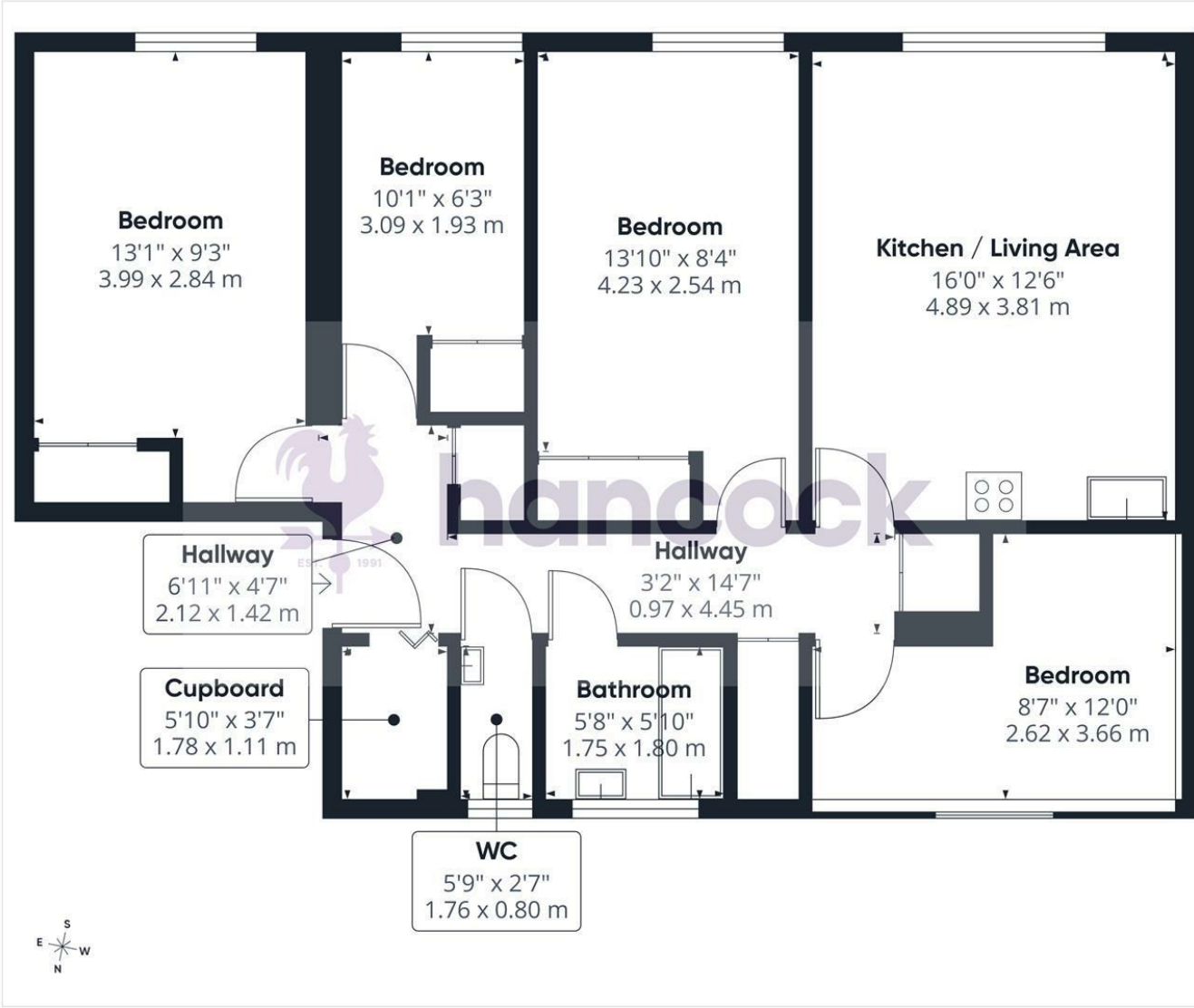
Broadband : Up To 80mbps

Mobile Coverage : Outstanding: EE, Three; Good: O2, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 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) A		
(81-91) B		
(69-80) C	72	77
(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	



Approximate total area⁽¹⁾
823 ft²
76.6 m²

(1) Excluding balconies and terraces

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

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