



31 Oaklands Court | Chichester | PO19 6AF

Guide Price £250,000

Leasehold - Share of Freehold



hancock

Lettings & Estate Agents

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Guide Price £250,000

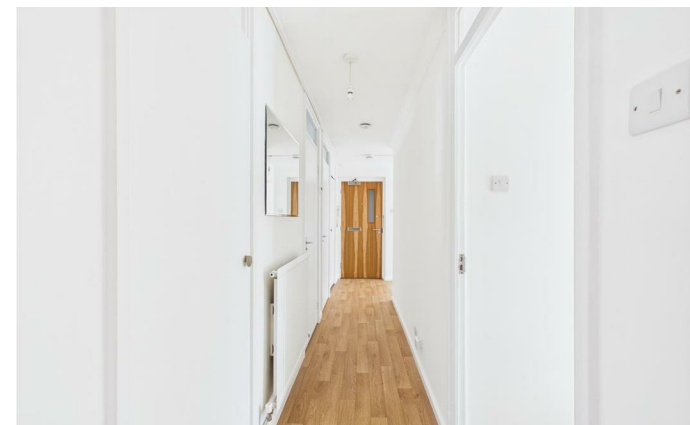
- No Onward Chain
- Four Bedrooms
- Bathroom
- Recently Redecorated
- Investment Opportunity
- Ground Floor Flat
- Open Plan Kitchen/Reception Room
- Separate WC
- Garage

A spacious four bedroom ground floor apartment, recently redecorated throughout and offered for sale with no onward chain. Ideally suited to investors, this well proportioned property offers versatile accommodation including an open plan kitchen/reception room, four bedrooms, bathroom, separate WC and a large airing cupboard that can serve as a useful utility area.

Situated within Oaklands Court in the Somerstown area of Chichester, the property provides generous living accommodation and represents an excellent opportunity for those seeking an investment property with strong rental potential. The ground floor position offers convenient access, while the recently redecorated interiors provide a fresh and neutral finish for a purchaser to move straight into or let without the need for immediate cosmetic works.

The heart of the home is the open plan kitchen/reception room, creating a versatile space for both living and dining. Four well proportioned bedrooms provide excellent flexibility, whether required for tenants, sharers or a family, complemented by a bathroom and separate WC.

A particularly useful large airing cupboard is located within the hallway, providing valuable additional storage.



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A further benefit is the garage located in a nearby block.

Offered with no onward chain, this property is ideally positioned for an investor looking for a straightforward purchase with the potential to generate a rental income.

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

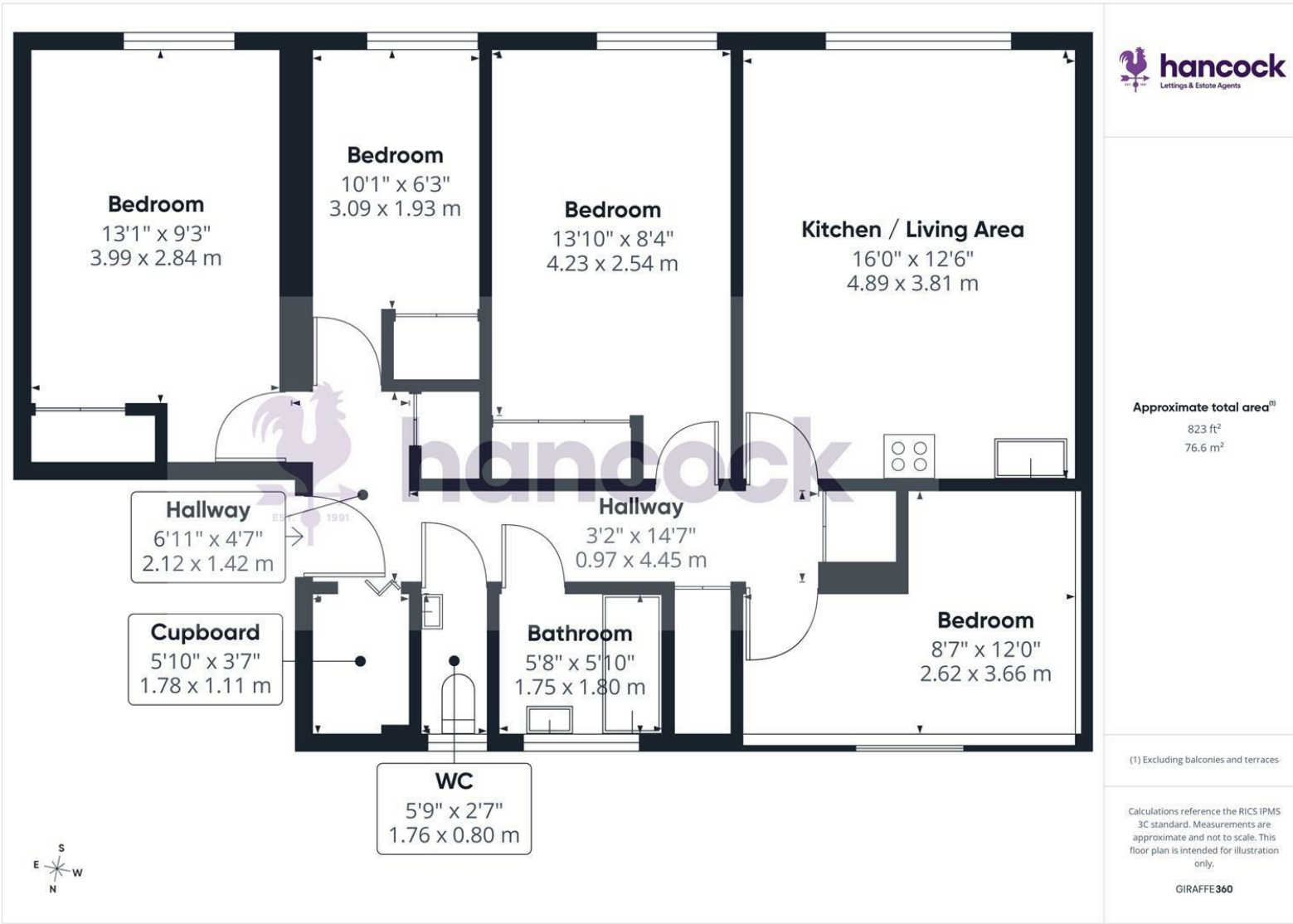
Broadband : Up To 80mbps

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

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales	EU Directive 2002/91/EC 	



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