



6 Pecketts Gate | Chichester | PO19 8PZ

Guide Price £400,000

Freehold



**hancock**

Lettings & Estate Agents

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- Three good sized bedrooms
- Modern fitted kitchen
- Spacious living room
- WC
- Ensuite shower room
- Parking
- Low maintenance rear garden
- Gas Central heating

No Onward Chain. A beautifully presented three bedroom family home ideally located in a sought after residential area of Chichester. This well-designed property offers a superb balance of modern living and practical family space, finished to a high standard throughout.

A welcoming and light hallway leads to a spacious living room that flows naturally into the rear garden. There is a contemporary kitchen offering plenty of worktop and storage space and a ground floor WC.

On the first floor, the property features three good sized bedrooms, with the principal bedroom benefiting from its own ensuite shower room. A well appointed family bathroom serves the remaining bedrooms, completing the practical first floor accommodation.



what3words ///

pose.jacket.lime



Externally, the rear garden has been thoughtfully designed for low-maintenance living, featuring an attractive shingle layout complemented by patio and decking areas, creating ideal spaces for outdoor dining, entertaining and relaxing.

There is also two allocated parking spaces.

Pecketts Gate is a popular residential area of Chichester, offering a pleasant balance of peaceful community living and excellent convenience. Local shops, amenities and everyday services are within easy reach, while the city centre—with its wide range of cafés, restaurants, supermarkets and cultural attractions—is just a short walk or drive away.

Additional information:

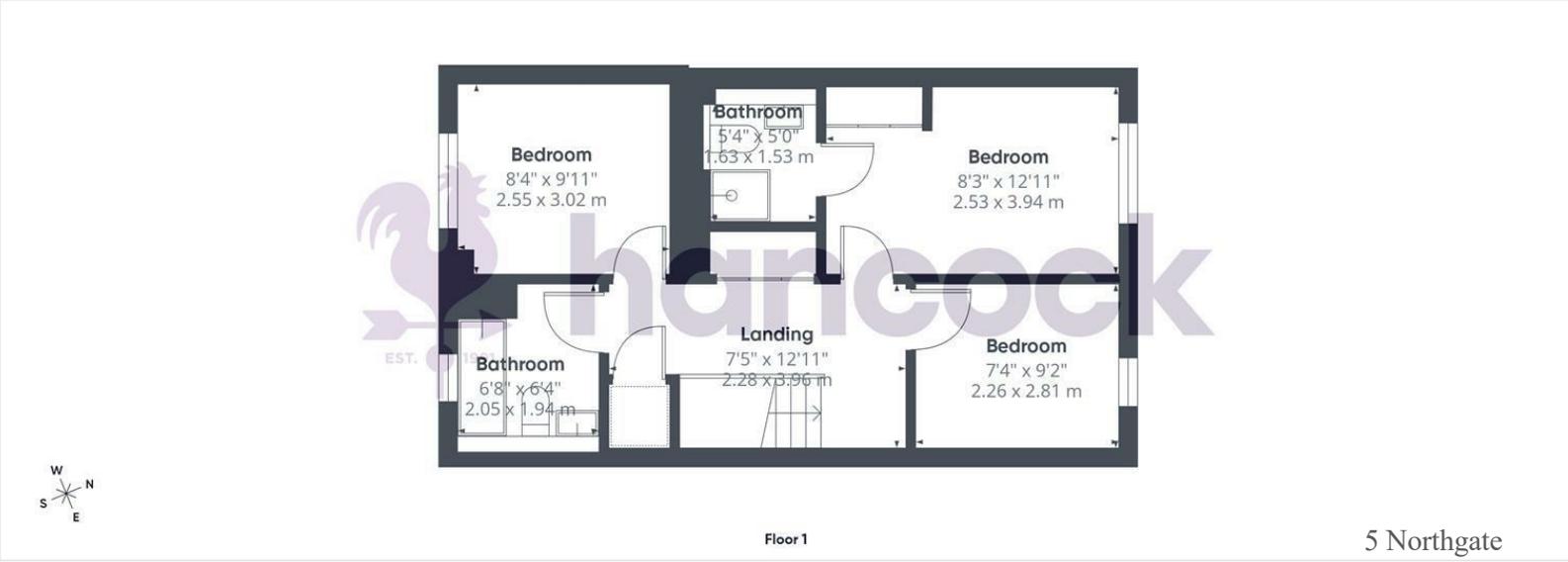
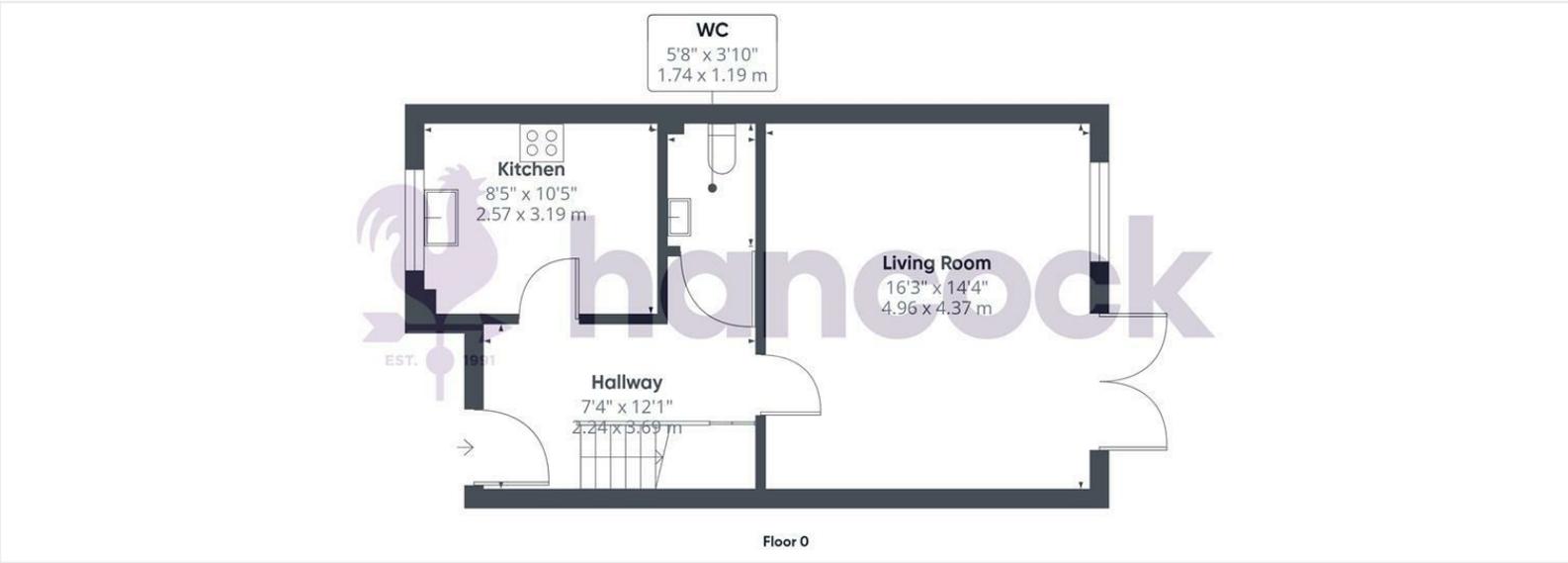
Tenure : Freehold

Council Band : D

Broadband : Up To 2000mbps

Mobile Coverage : Good - EE, Vodafone; Okay - 02, Three

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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</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		

**England & Wales** EU Directive 2002/91/EC



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