



17 Uphill Way | Chichester | PO20 1PH

Guide Price £150,000

Leasehold



hancock

Lettings & Estate Agents

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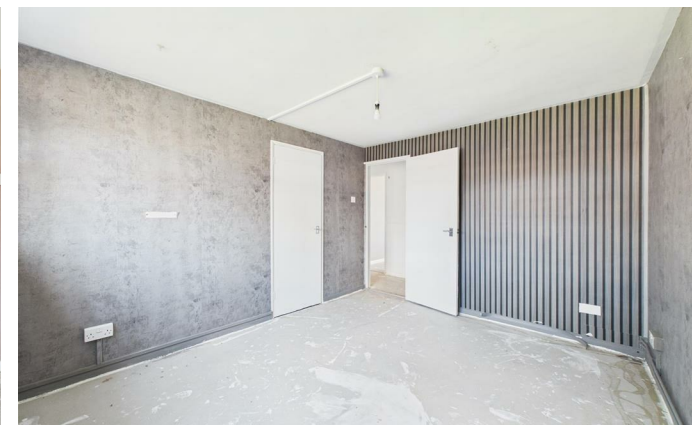
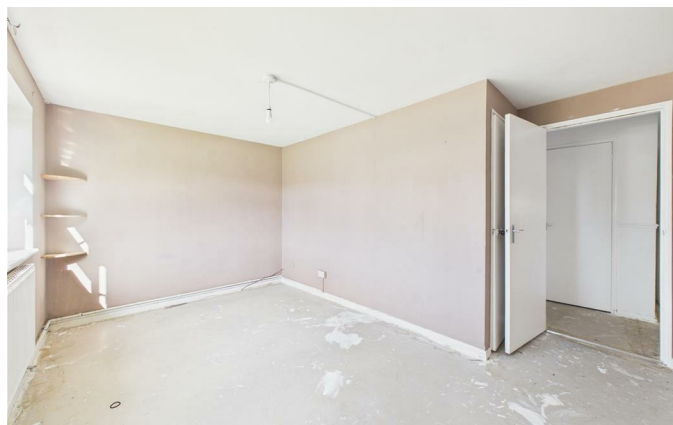
- No Onward Chain
- Two Bedrooms
- Modern Bathroom
- Outside Private Storage
- Sold As Seen
- Fitted Kitchen
- Communal Gardens
- Ground Floor Flat

Offered with no onward chain, this two bedroom ground floor flat is situated in the popular village of Hunston and presents an appealing opportunity for first time buyers looking to take their first step onto the property ladder.

The accommodation comprises two bedrooms, a fitted kitchen and a modern bathroom. Outside, the property benefits from access to communal gardens, providing a pleasant outdoor space to enjoy, together with a private storage shed offering useful additional storage.

Located within easy reach of Chichester and its wide range of shops, amenities and transport links, this property offers a great opportunity to enjoy village living whilst remaining conveniently close to the city. An early viewing is highly recommended.

Hunston is a popular village situated just south of



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Chichester, offering a pleasant semi-rural setting with convenient access to the city centre and its wide range of shops, caf  s, restaurants and leisure facilities. The surrounding area provides attractive countryside and coastal walks, with the South Downs National Park and nearby beaches also within easy reach.

Additional Information :

Tenure : Leasehold

Service Charge :  1438pa

Council Band : B

EPC : C

Broadband : Up To 1800mbps

Mobile : Okay - EE, Three, 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	77	80
(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

3'1" x 2'7"

0.95 x 0.80 m

Kitchen

9'11" x 10'0"

3.02 x 3.07 m

Reception Room

12'7" x 16'10"

3.85 x 5.14 m

Hallway

3'0" x 8'1"

0.93 x 2.47 m

Bathroom

6'6" x 5'7"

2.01 x 1.70 m

3'0" x 2'9"

0.93 x 0.86 m

Bedroom

10'0" x 11'8"

3.06 x 3.58 m

Bedroom

14'3" x 8'9"

4.36 x 2.68 m

2'4" x 2'5"

0.72 x 0.76 m

2'8" x 2'10"

0.83 x 0.87 m

4'11" x 2'9"

1.50 x 0.84 m

Hallway

13'10" x 3'1"

4.22 x 0.96 m

S

E

N

W

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Approximate total area⁽¹⁾

712 ft²

66.1 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.

GIRAFFE360

EST. 1991

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