



74 St. Pauls Road | Chichester | PO19 3DB

Guide Price £350,000

Freehold



**hancock**

Lettings & Estate Agents



St. Pauls Road | Chichester | PO19 3DB

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- Virtual Tour
- Semi-Detached
- Large Rear Garden
- Close To Bishop Luffa
- Freehold
- Sold As Seen
- Walking Distance To City Centre
- Council Band C

Hancock and Partners are delighted to present this spacious four-bedroom semi-detached home, ideally located on the sought-after St Paul's Road in Chichester. Offered with no onward chain and sold as seen, this property represents an exciting opportunity for buyers to put their own stamp on a well-positioned family home.

Inside, the ground floor features a light-filled front reception room, a generous kitchen, a family bathroom with shower over bath, and a versatile utility/dining extension with patio doors opening onto the rear garden – perfect for entertaining or relaxing outdoors. Upstairs, the home offers four well-proportioned bedrooms, with built-in storage available in two.

#### Outside

This property is sat on substantial plot which benefits from a large front garden, side access and a large rear





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garden which stretches back.

#### Location highlights:

Situated within walking distance of Chichester's historic city centre, the property enjoys easy access to boutique shops, cafes, restaurants, pubs, and cultural attractions such as the Festival Theatre and Pallant House Gallery. Excellent transport links include the nearby mainline railway station with direct services to London Victoria. For those who love the outdoors, the rolling landscapes of the South Downs National Park and the prestigious Goodwood Estate are just to the north, while to the south lie the tranquil waters of Chichester Harbour and the golden sands of West Wittering beach.

#### Additional Information

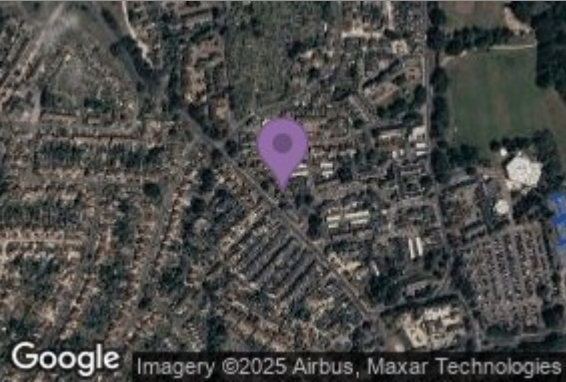
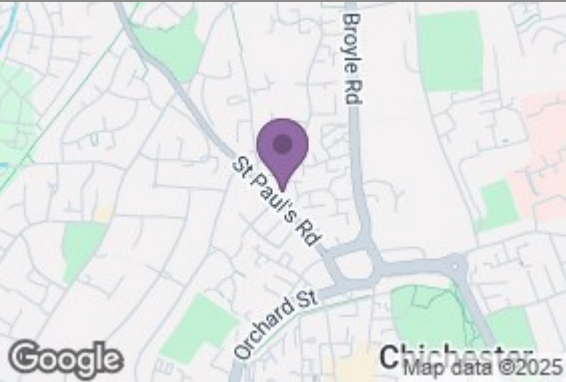
Tenure : Freehold

Council Band : C

Broadband : Up To 1800mbps


Phone : EE, Three, O2, Vodafone





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Utility/Dining

8'3" x 8'4"

2.54 x 2.56 m

Kitchen

9'11" x 8'9"

3.04 x 2.68 m

Bathroom

6'0" x 8'10"

1.85 x 2.70 m

Reception

16'2" x 14'9"

4.94 x 4.51 m

Hallway

5'3" x 3'2"

1.62 x 0.97 m

Floor 0

Bedroom

9'9" x 8'8"

2.98 x 2.65 m

Bedroom

9'5" x 11'11"

2.89 x 3.63 m

Landing

13'4" x 2'7"

4.08 x 0.80 m

Bedroom

6'7" x 11'8"

2.01 x 3.57 m

Bedroom

9'7" x 11'9"

2.94 x 3.59 m

Hallway

2'11" x 6'2"

0.90 x 1.90 m

Floor 1

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Approximate total area<sup>m</sup>

949 ft<sup>2</sup>

88.3 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.

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