



7 Douglas Martin Road | West Sussex | PO19 6SP

Guide Price £160,000

Leasehold



**hancock**

Lettings & Estate Agents

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| PO19 6SP  
Guide Price £160,000

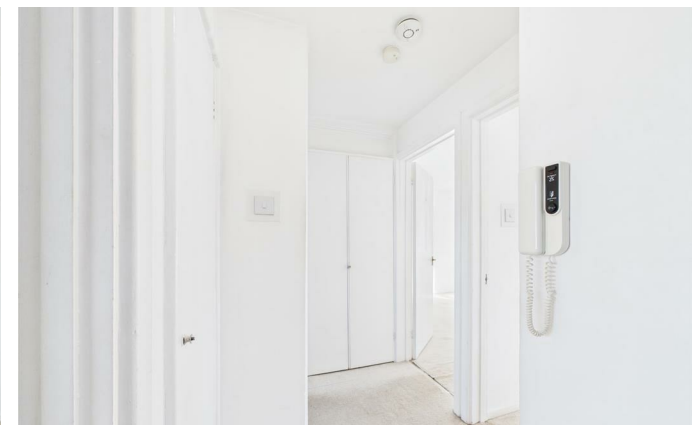
- First floor flat
- Double bedroom
- Living room
- Resident Permit Parking Available
- Storage Shed
- Situated in a convenient residential location
- Kitchen
- Bathroom
- Private Garden

Situated in a convenient residential location, this one bedroom first floor flat offers an excellent opportunity for first-time buyers, investors, or those looking for a project.

The accommodation comprises a living room, separate kitchen, double bedroom, bathroom and benefits from its own garden, providing valuable outdoor space with a useful storage shed.

The property is well positioned within easy reach of Chichester city centre, with its shops, amenities and transport links.

Offered with scope for improvement, this is an ideal purchase for buyers seeking a manageable renovation project in a popular area.



what3words ///

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Additional information:

Tenure : Leasehold

Council Tax Band : A

EPC : C

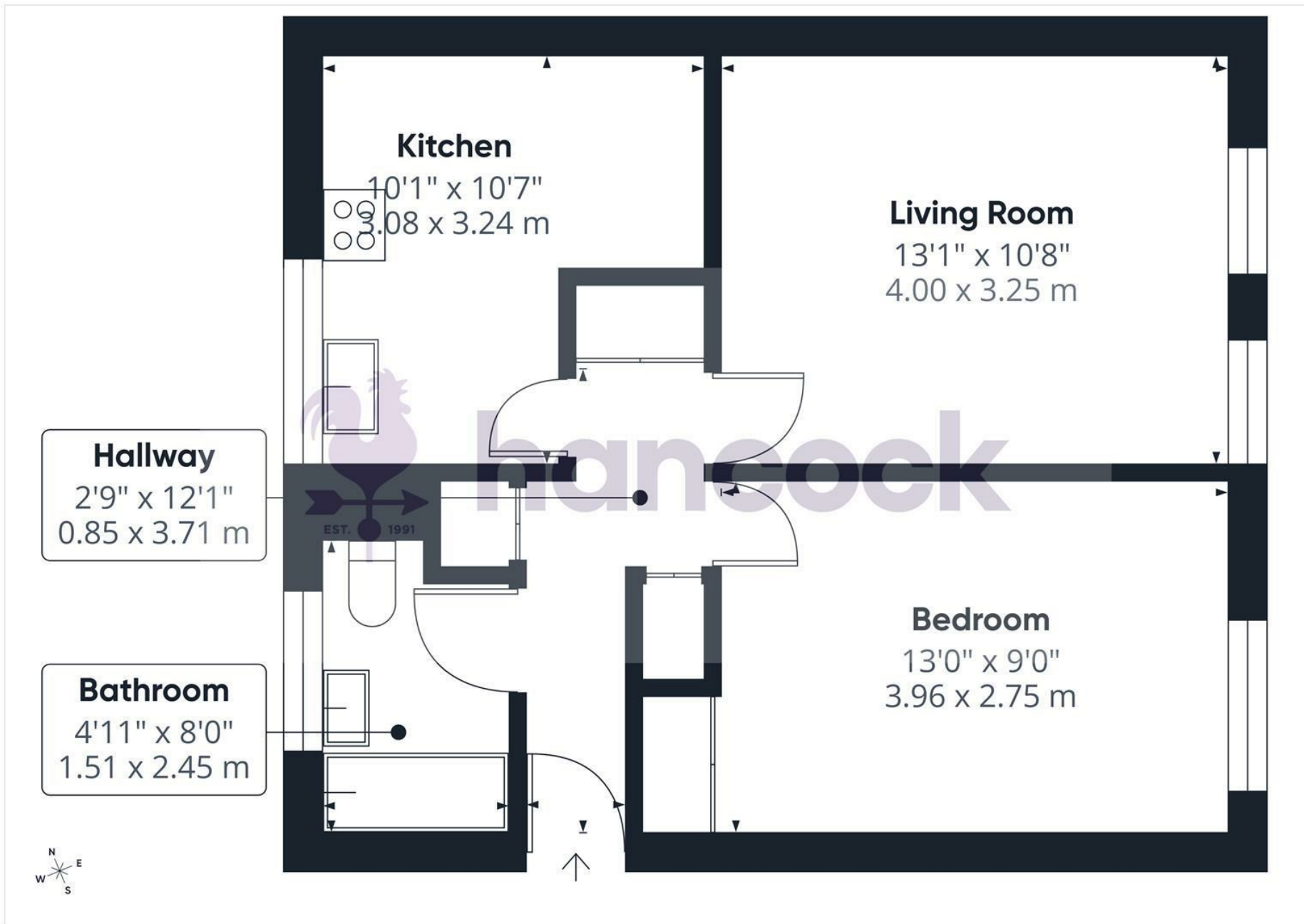
Broadband : Up To 1800mbps

Mobile : Outstanding - Vodafone & EE; 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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