

76 St. Pauls Road, Chichester, PO19 3DB

hancock
Lettings & Estate Agents

76 ST. PAULS ROAD OFFERS IN EXCESS OF

- Corner Plot
- Freehold
- Three Bedrooms
- Close Proximity To Schools
- Close Proximity To City Centre
- Semi-Detached
- Modern Fitted Kitchen
- Log Burner
- Council Band C
- Large Garden





Occupying a generous corner plot in a popular residential location, this beautifully presented three-bedroom home offers spacious and well-balanced accommodation, complemented by attractive landscaped gardens to both the front and rear.

The property is approached via a welcoming entrance hallway which leads into a bright and spacious living room, featuring a cosy fireplace as its focal point and bespoke built-in shelving units providing useful additional storage. A large opening creates a wonderful sense of flow into the modern fitted kitchen, which is equipped with a range of integrated appliances and offers ample space for a dining table, making it an ideal space for both everyday living and entertaining. The kitchen also enjoys direct access to the rear garden.

On the first floor are three well-proportioned bedrooms, two of which benefit from built-in storage. A generous family bathroom serves the accommodation and is fitted with both a bath and separate shower.

Externally, the property truly excels. Situated on a corner plot, it enjoys a private front garden which wraps around the side of the house, while the substantial rear garden has been thoughtfully landscaped to create a variety of outdoor spaces. These include a paved patio area, an attractive lawn, a raised decking area perfect for outdoor seating and entertaining, and a low-maintenance gravel section, offering something for every lifestyle.

St. Pauls Road is conveniently situated to the north-east of Chichester's historic city centre, offering easy access to a wide range of amenities. The property is within walking distance of local shops, schools and parks, while Chichester city centre provides an excellent selection of restaurants, cafés and high street retailers. The area is particularly popular with families and commuters, benefiting from good transport links including Chichester railway station with direct services to London Victoria, as well as easy access to the A27 connecting Brighton, Portsmouth and the wider South Coast. The renowned beaches of West Wittering and the stunning South Downs National Park are also within easy reach, providing excellent opportunities for outdoor recreation.

Additional Information :
Tenure : Freehold
Council Band : C
EPC : C
Broadband : Up To 5500mbps
Mobile : Good - 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.



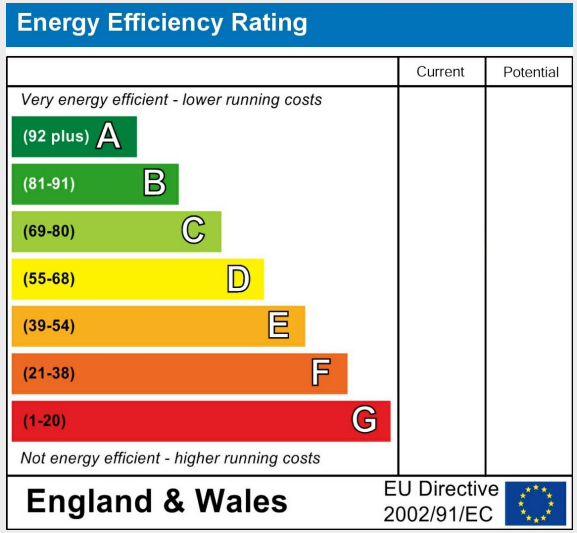


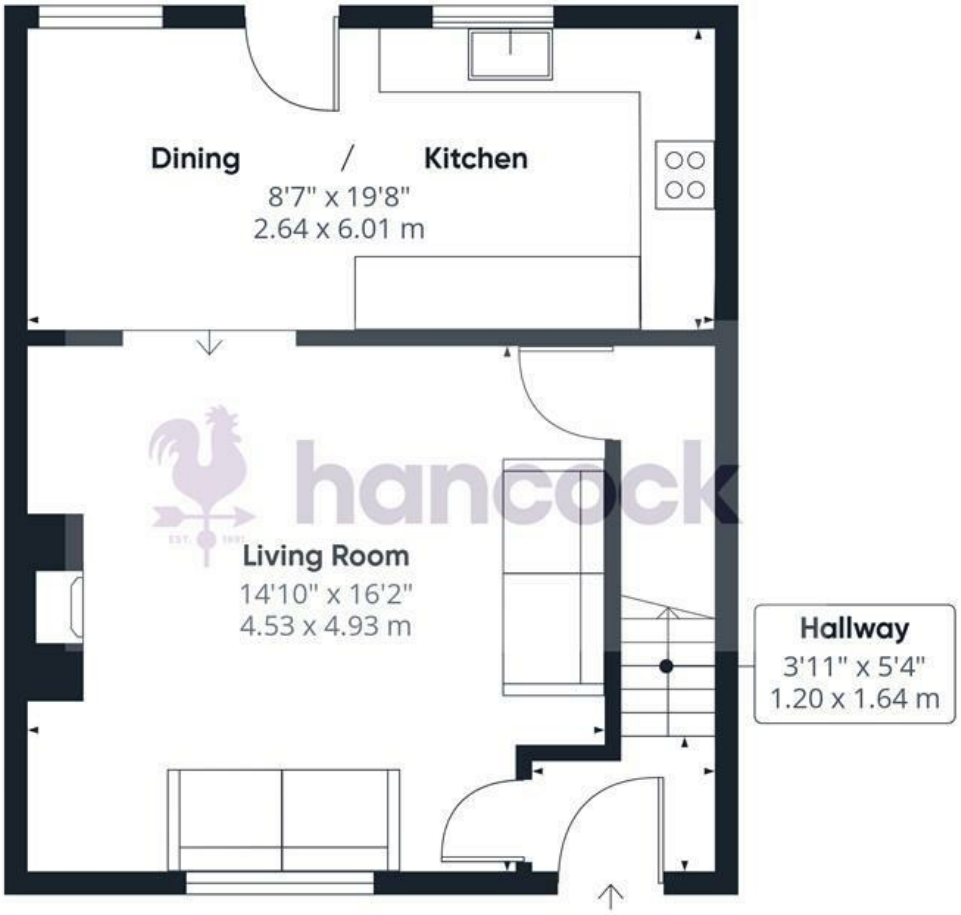


ADDITIONAL INFORMATION

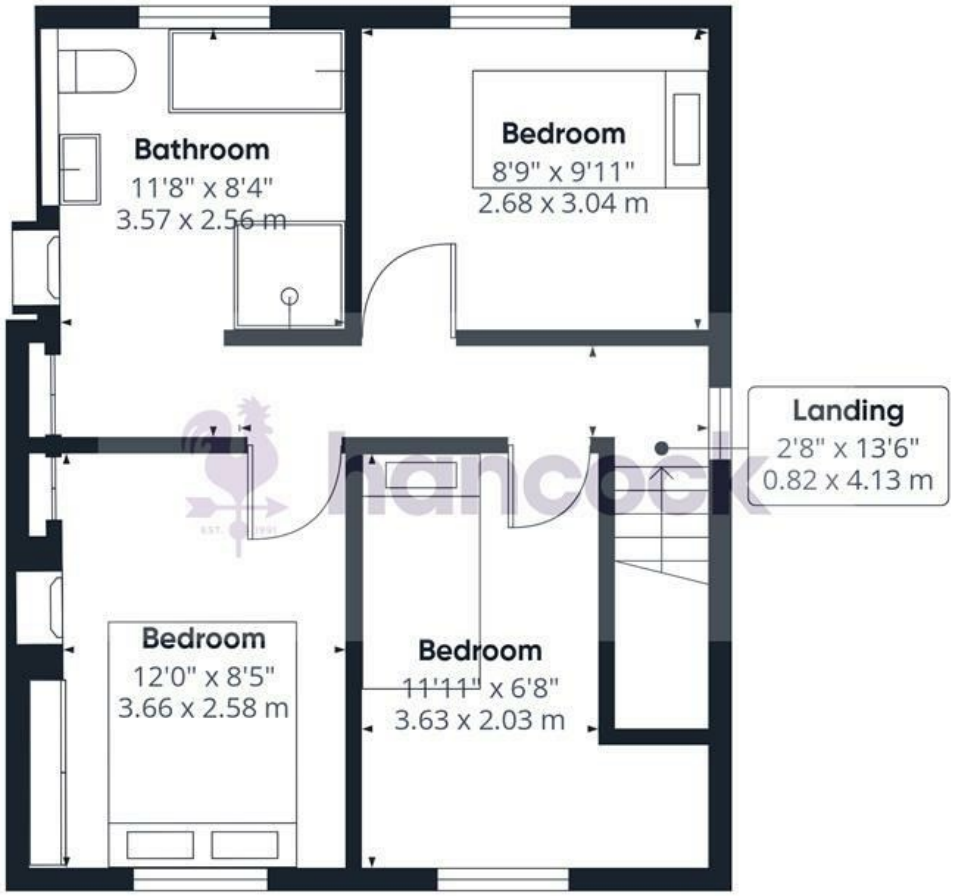
Local Authority – Chichester
Council Tax – Band C
Viewings – By Appointment Only
Floor Area – sq ft
Tenure – Freehold







Floor 0



Floor 1













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