



40 Norwich Road | Chichester | PO19 5DG

Guide Price £475,000

Freehold



hancock

Lettings & Estate Agents

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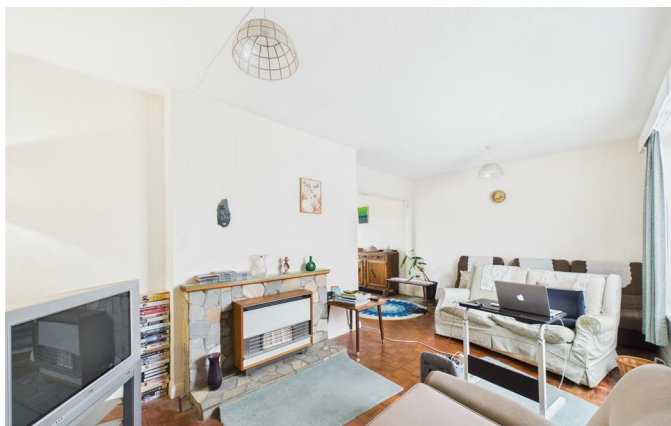
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- Virtual Tour
- Freehold
- Private Rear Garden
- Desirable Location
- No Onward Chain
- Detached Home
- Garage
- Easy Access To Chichester

Hancock & Partners are delighted to present this charming three-bedroom detached home, ideally located on the highly sought-after Norwich Road in Chichester. Offered to the market with no onward chain, this property represents an excellent opportunity for families, first-time buyers, or those looking to move into one of Chichester's most desirable residential areas.

The ground floor features a bright and spacious living room with large front-facing windows that fill the space with natural light. Adjacent is a separate dining area with direct access to the rear garden—perfect for entertaining or family meals. The kitchen offers ample storage and workspace, complemented by a practical utility room providing additional garden access. A convenient downstairs W/C completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms—two generous doubles and a single—each



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benefiting from built-in storage. A modern family bathroom serves all three rooms.

Outside, the home enjoys a large, private rear garden surrounded by mature shrubs, ensuring excellent privacy and a tranquil outdoor setting. There is also a neatly presented front garden and the added advantage of a garage, providing useful parking or storage space along with parking for multiple vehicles on the driveway.

Situated within easy reach of Chichester's historic city centre, local schools, and transport links, this home combines comfort, practicality, and an enviable location.

Norwich Road is a highly regarded residential area located just a short distance from Chichester's historic city centre. This sought-after location combines the peace of a well-established neighbourhood with easy access to a wealth of local amenities. Chichester offers a vibrant mix of independent shops, caf  s, restaurants, and cultural attractions, including the renowned Festival Theatre and the beautiful cathedral. Excellent transport links are nearby, with Chichester train station providing regular services to London, Brighton, and Portsmouth, while the A27 offers convenient road access along the south coast. The area is also well served by respected local schools and picturesque parks, with the stunning South Downs National Park and West Wittering Beach both within easy reach—perfect for walking, cycling, and outdoor pursuits.

Additional Information :

Tenure : Freehold

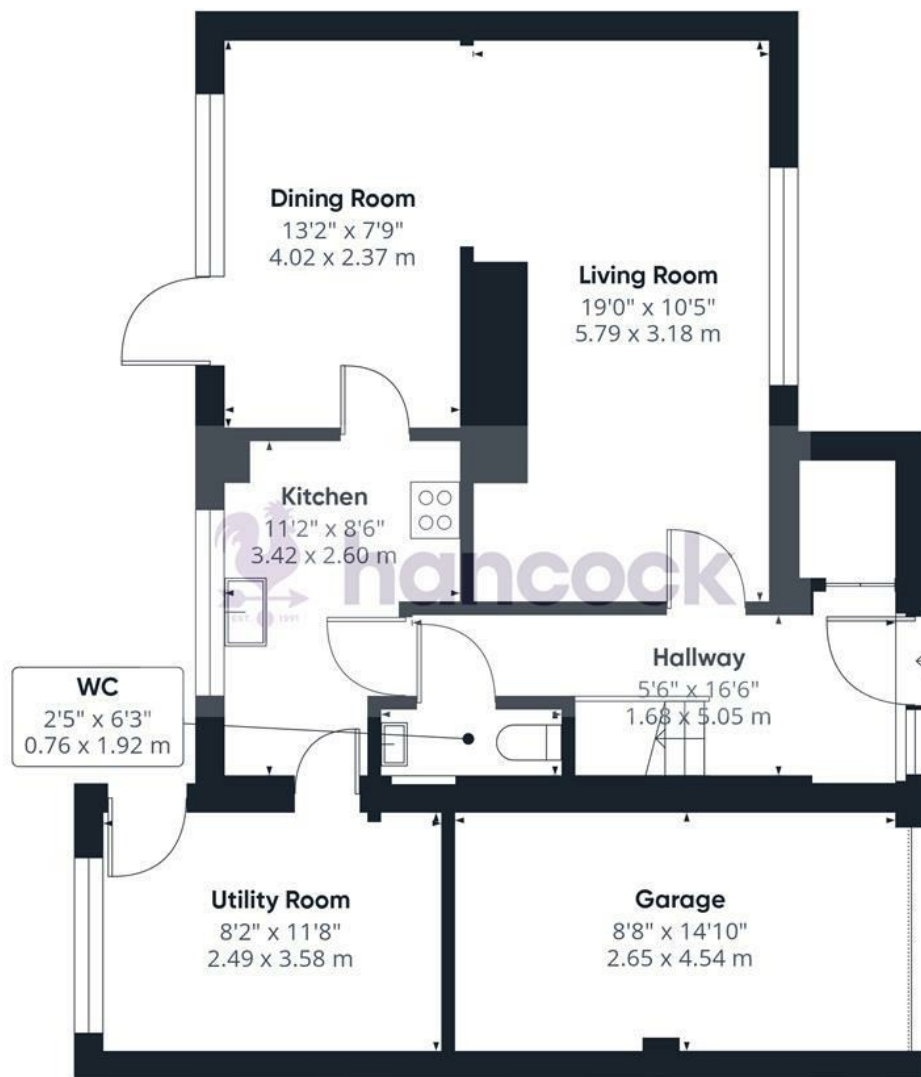
Council Band : E

Broadband : Up To 1000mbps

Mobile : EE, Three, O2, Vodafone

No Onward Chain

EPC to be confirmed.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1143 ft²
 106.3 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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