

174 Oving Road | Chichester | PO20 2AG

Guide Price £169,000 **Leasehold**

hancock
EST. 1991
Lettings & Estate Agents

Oving Road | Chichester | PO20 2AG

Guide Price £169,000

- No Onward Chain
- First Floor
- Large Living Room
- Residents Parking
- Close Proximity A27
- Close Proximity Of Superstores
- Council Band B
- Leasehold

Offered for sale with no onward chain, this well-proportioned first-floor apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient lock-up-and-leave home.

The accommodation is accessed via a welcoming entrance hallway, complete with useful storage cupboards. The generous dual-aspect sitting room enjoys an abundance of natural light throughout the day, creating a bright and airy living space. The property also benefits from a fitted kitchen, two double bedrooms, and a family bathroom.

Externally, residents can enjoy the well-maintained communal gardens, while residents' parking provides added convenience.

Oving Road is situated to the east of the historic







what3words ///

teeth.rather.forest











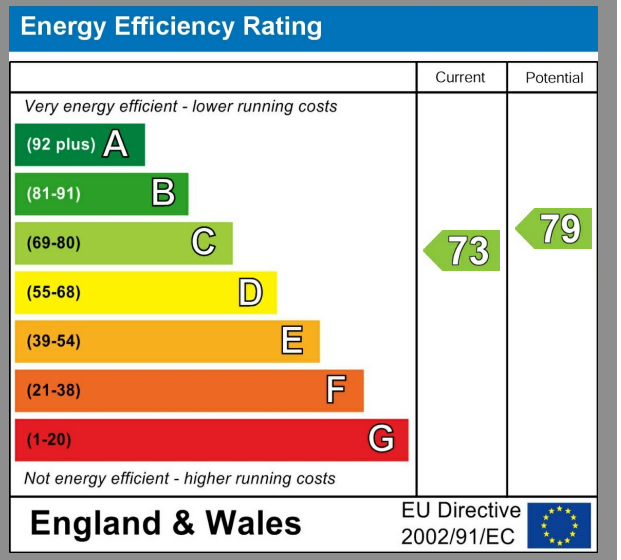
cathedral city of Chichester, offering convenient access to a wide range of amenities, shops, restaurants, and leisure facilities. The city is renowned for its rich heritage, vibrant cultural scene, and excellent transport links, including a mainline railway station with services to London, Brighton, and Portsmouth. The nearby villages of Oving and Tangmere provide additional local amenities, while the stunning South Downs National Park and the beautiful West Sussex coastline are both within easy reach, making this an ideal location for those seeking a balance of city convenience and countryside living.

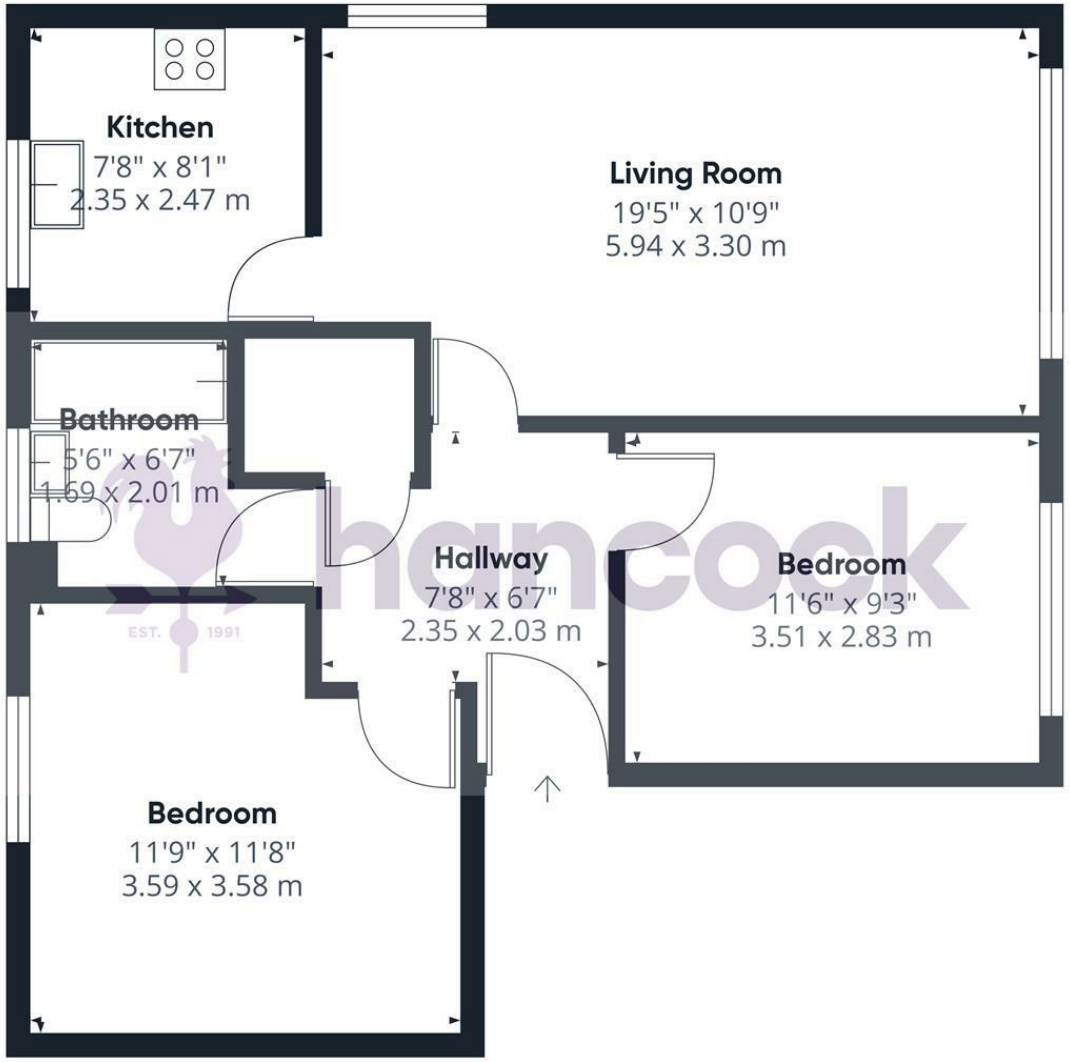
Additional Information :
Tenure : Leasehold
Years Remaining : 85 Years
Service Charge : £2165.69 per annum
Ground Rent : £10 per annum
EPC : C
Council Band : B
Broadband : Up To 1000mbps
Mobile : Good - EE, Three, O2, Vodafone

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.









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