



36 Tozer Way, Chichester, PO19 7LG



hancock
Lettings & Estate Agents

36 TOZER WAY OFFERS IN EXCESS OF £250,000

- No Onward Chain
- First Floor Maisonette
- Private Rear Garden
- Own Entrance
- Modern Bathroom
- Stylish Modern Kitchen
- Parking Available
- Two Double Bedroom
- Low Service Charges
- Council Band B



No Onward Chain. This beautifully presented first-floor maisonette offers well-proportioned accommodation throughout and is finished to a high standard.

Accessed via its own private front entrance, the property benefits from a generous porch area—perfect for coats and shoes—leading to a spacious first-floor hallway. The accommodation comprises a bright and well-sized living room with useful built-in storage, alongside a modern fitted kitchen offering ample worktop space and storage.

There are two double bedrooms, one enjoying a pleasant front aspect and the other overlooking the rear garden, providing a peaceful outlook. The contemporary bathroom is fitted with a modern suite and features a shower over the bath.

Externally, the property boasts a private rear garden, thoughtfully arranged with a sun-trap patio area, lawn, and mature shrubbery offering a good degree of privacy—ideal for relaxing or entertaining. On-street parking is available with a valid permit.

Located in a popular residential area of Chichester, Tozer Way offers convenient access to the historic city centre, renowned for its cathedral, independent shops, restaurants, and cafes. The area is well-served by local amenities, including supermarkets, schools, and leisure facilities, while excellent transport links provide easy access to the south coast and nearby towns. Chichester also benefits from a mainline railway station with direct connections to London, making it an attractive location for commuters.

Additional Information :

Tenure : Leasehold

Remaining Years : 85

Service Charge : £817 per annum

Ground Rent : £10 per annum

Broadband : Up To 1000mbps

Council Band : B

Mobile : Good EE & Vodafone, Okay - Three & O2



ADDITIONAL INFORMATION

Local Authority – Chichester

Council Tax – Band B


Viewings – By Appointment Only

Floor Area – 818.00 sq ft

Tenure – Leasehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Floor 0



Floor 1



Approximate total area⁽¹⁾

754 ft²

70 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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