



19 SEFTON AVENUE

WEST SUSSEX, PO21 3BN

£424,950

FREEHOLD

No Onward Chain. A well presented three bedroom detached house in a popular residential location within Rose Green ideally situated within walking distance to local shops, bus stop and doctors surgery.



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Floor 0 Building 1



Floor 0 Building 2



Approximate total area[®]
1262 ft²
117.3 m²

Reduced headroom
39 ft²
3.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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