

3 Hereford Close | Chichester | PO19 5DT

Guide Price £450,000 Freehold

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Lettings & Estate Agents

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- Virtual Tour
- Private Rear Garden
- Three Bedrooms
- Desirable Location
- Freehold
- Driveway For Multiple Cars
- No Onward Chain

Nestled in a peaceful cul-de-sac, 3 Hereford Close presents a well-proportioned and inviting home ideal for families, downsizers, or anyone seeking comfortable living in a desirable Chichester location. The property opens into a handy entrance porch leading through to a welcoming hallway, setting the tone for the light and spacious accommodation throughout.

At the heart of the home is a generous living room, offering ample space for relaxation and dining. A convenient serving hatch connects to the kitchen, creating an easy flow between living and cooking areas. The kitchen itself is well-appointed, boasting extensive work surfaces and a range of fitted cupboards providing plenty of storage.

The property features three bedrooms, with the principal bedroom benefitting from its own modern ensuite complete with a walk-in shower. The remaining bedrooms are well-sized, making them ideal for family, guests, or







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home-working.

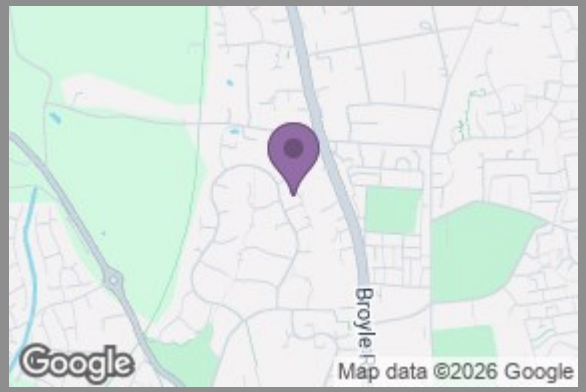
To the rear, a private garden offers a delightful outdoor retreat with established flower beds and a charming small pond. The front of the property provides a private driveway with ample parking for multiple vehicles.

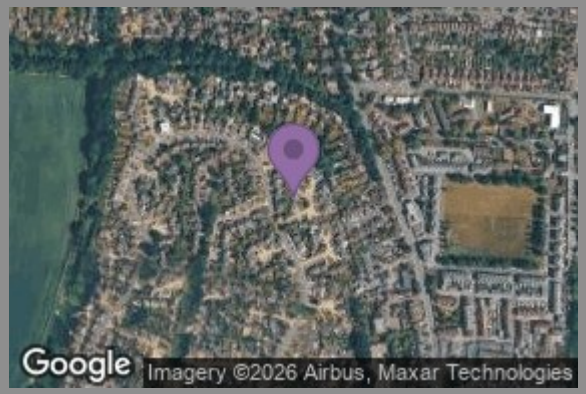
Chichester is a historic cathedral city known for its blend of rich heritage, cultural attractions, and modern amenities. With its elegant Georgian architecture, thriving independent shops, cafés, and restaurants, the city offers a vibrant yet relaxed lifestyle. Cultural highlights include the renowned Chichester Festival Theatre and Pallant House Gallery, while those who enjoy the outdoors can explore the nearby South Downs National Park, Chichester Harbour, and stunning local beaches. Excellent transport links, respected schools, and strong community appeal make Chichester one of West Sussex's most sought-after places to live.

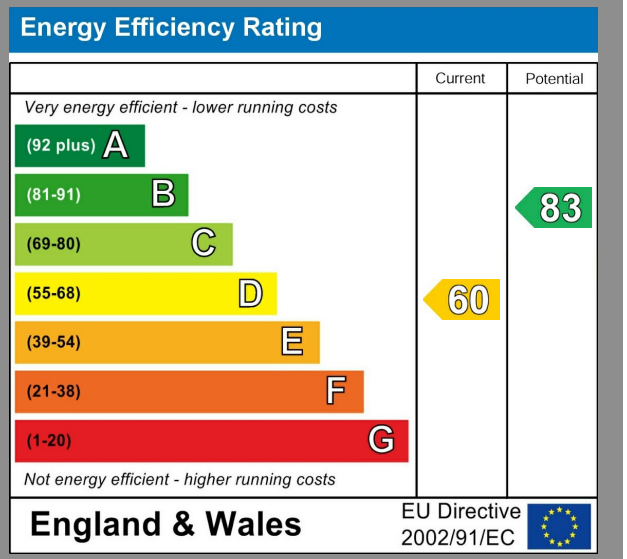
Additional Information :
Tenure : Freehold
Council Band : E
Broadband : Up To 1000mbps
Mobile : EE, Three, O2, Vodafone

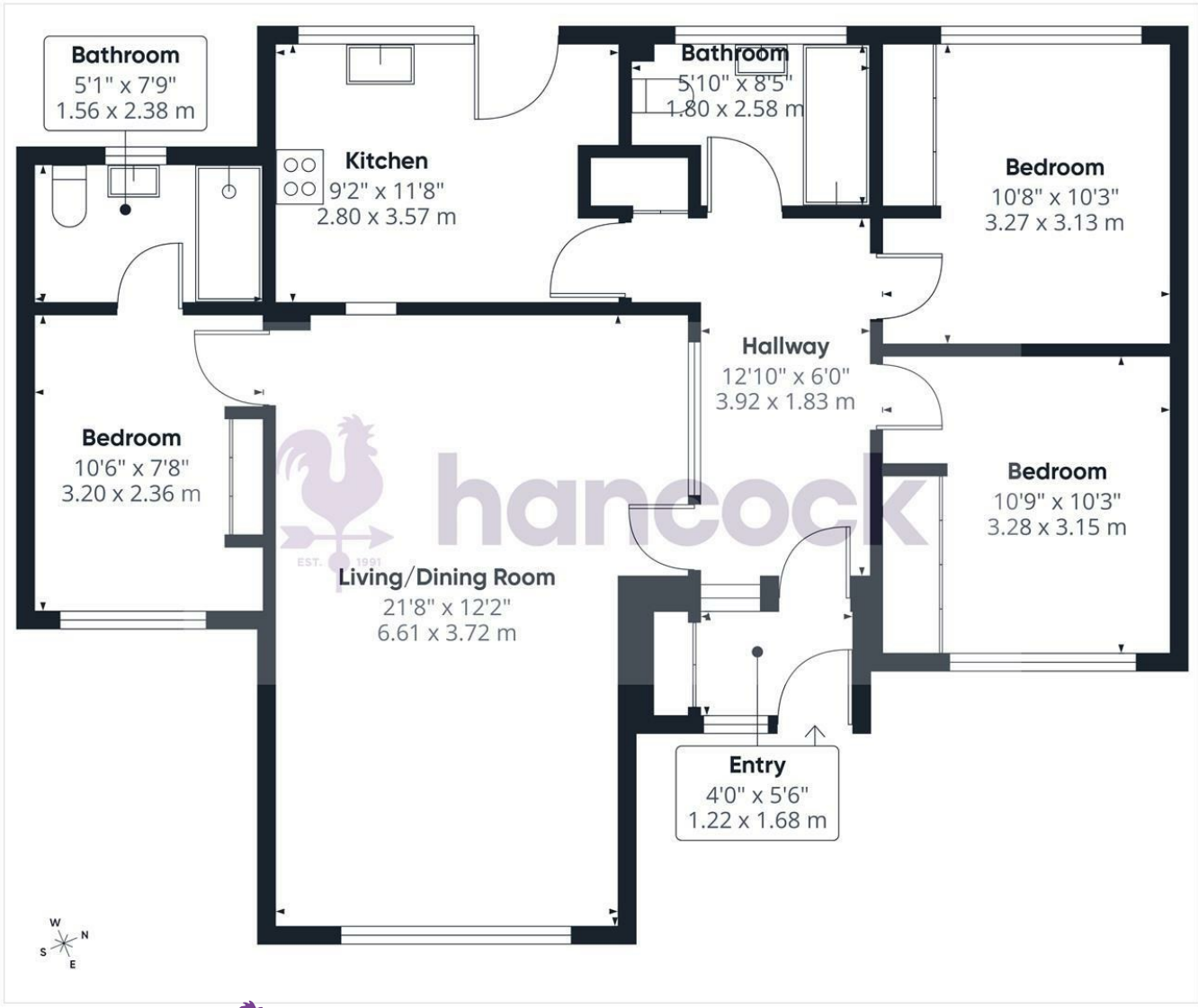
Stamp Duty may be applicable. Please speak with a financial advisor for further advice.

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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Approximate total area(1)
907 ft²
84.2 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.

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