



15 New Park Road, Chichester, PO19 7XH



hancock

Lettings & Estate Agents

15 NEW PARK ROAD GUIDE PRICE £695,000

Three Bedrooms

Character Features

Established Gardens

Car Port

Fitted Kitchen

Victorian

Family Bathroom

City Centre Location



A beautifully presented three bedroom semi detached home, arranged over three floors, offering spacious and characterful accommodation throughout, ideally situated within easy reach of Chichester city centre.

This charming property combines period features with practical modern living and benefits from well proportioned rooms, feature fireplaces throughout and a delightful, well established rear garden.

The accommodation briefly comprises a welcoming reception room to the front aspect, together with a separate dining room, creating excellent entertaining and family living space. To the rear of the property is a substantial fitted kitchen featuring ample storage and worktop space, complemented by an additional dining/reception area with a charming log burner style gas fire, creating a warm and sociable heart to the home.

The first floor provides two generous bedrooms along with a stylish family bathroom fitted with a roll top bath and separate shower cubicle. An additional WC adds further convenience. Occupying the second floor is a further spacious double bedroom with an attractive elevated outlook.

Externally, the property enjoys a mature and well established rear garden offering a wonderful outdoor retreat with a variety of planting and seating areas. To the rear, there is also the benefit of a car port providing off-road parking.

Early viewing is highly recommended to fully appreciate the character, space and versatility this delightful home has to offer.

Chichester is a historic cathedral city located in the heart of West Sussex, renowned for its rich heritage, vibrant culture and excellent quality of life. Offering a superb selection of independent shops, restaurants, cafés and leisure facilities, the city combines historic charm with modern convenience. Chichester is also home to the internationally acclaimed Festival Theatre and is ideally positioned for access to the South Downs National Park and the beautiful West Sussex coastline. Excellent transport links, including mainline rail services to London and the south coast, make the city a highly desirable place to live.

Additional information:

Tenure : Freehold

EPC : C

Broadband Speeds : Up To 1800mbps

Mobile : EE, Three, O2, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



ADDITIONAL INFORMATION

Local Authority – Chichester District Council

Council Tax – Band F


Viewings – By Appointment Only

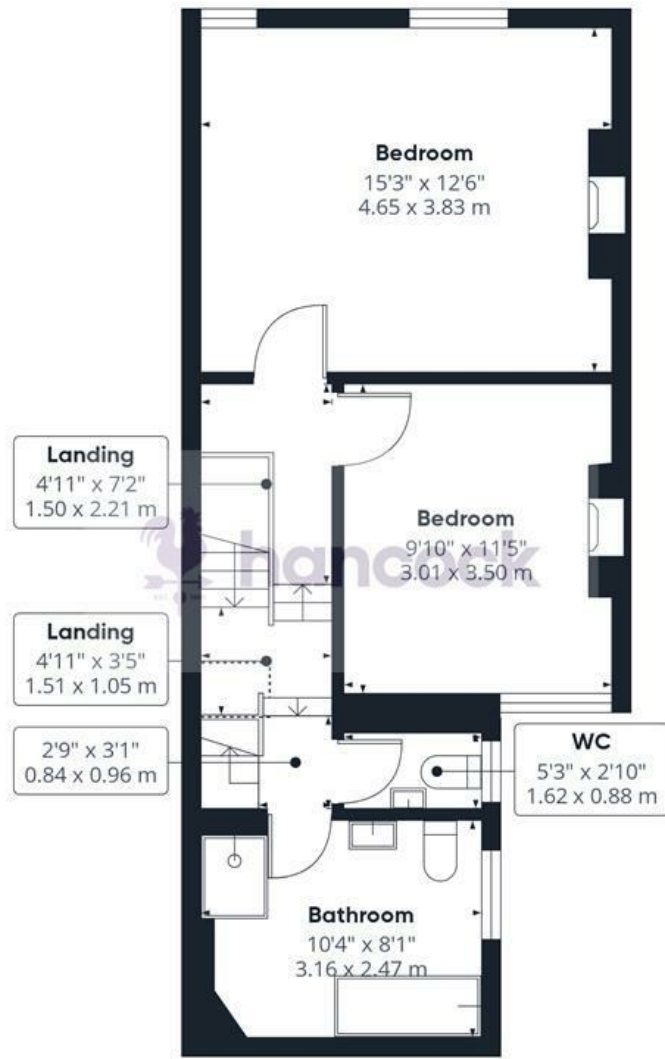
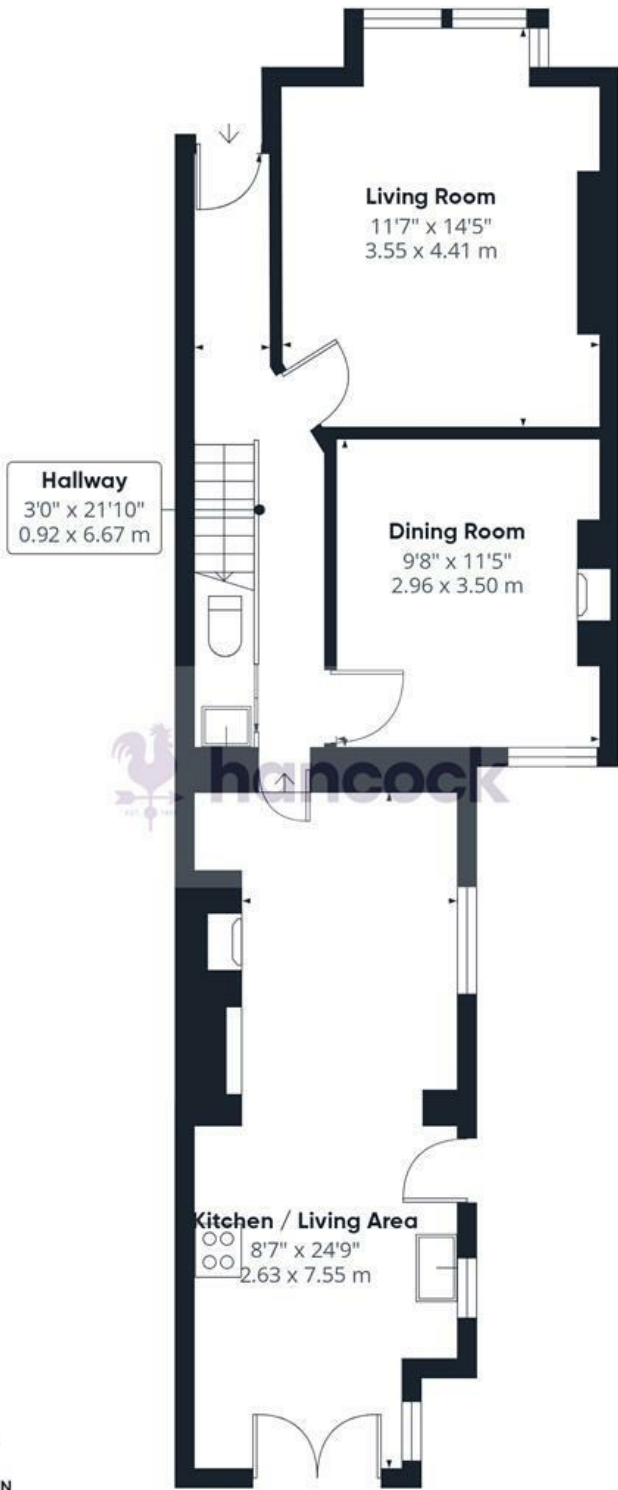
Floor Area – 1399.00 sq ft

Tenure – Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 64 | |
| (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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