



34 Lewis Road | Chichester | PO19 7LZ

Guide Price £240,000

Freehold



hancock

Lettings & Estate Agents

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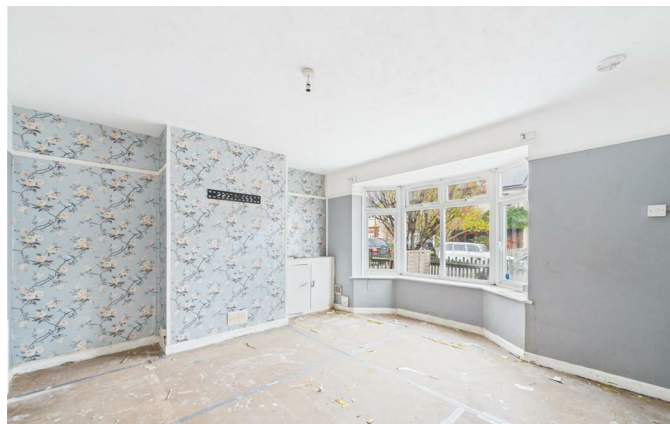
Guide Price £240,000

- Sold As Seen
- Freehold
- Fantastic Project
- Private Rear Garden
- Virtual Tour
- Walking Distance To City Centre
- Semi-Detached
- Amenities Close By

This semi-detached property offers excellent potential and generous living space throughout. The ground floor features a spacious living room with a large bay window, providing plenty of natural light, and a kitchen fitted with ample cupboard space. There is also a ground-floor bathroom and useful under-stairs storage.

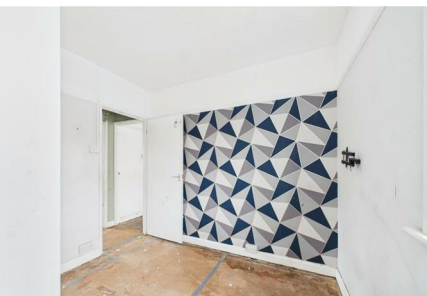
Upstairs, the principal bedroom has been divided by a partition wall, creating two separate areas — ideal for use as a dressing room, nursery, or study — though it remains one large bedroom overall. In addition, there is a further double bedroom and a single bedroom.

Outside, the property benefits from a good-sized rear garden, arranged with a patio area leading onto a lawn, offering plenty of scope for landscaping or outdoor entertaining.



what3words ///

flat.thing.switch

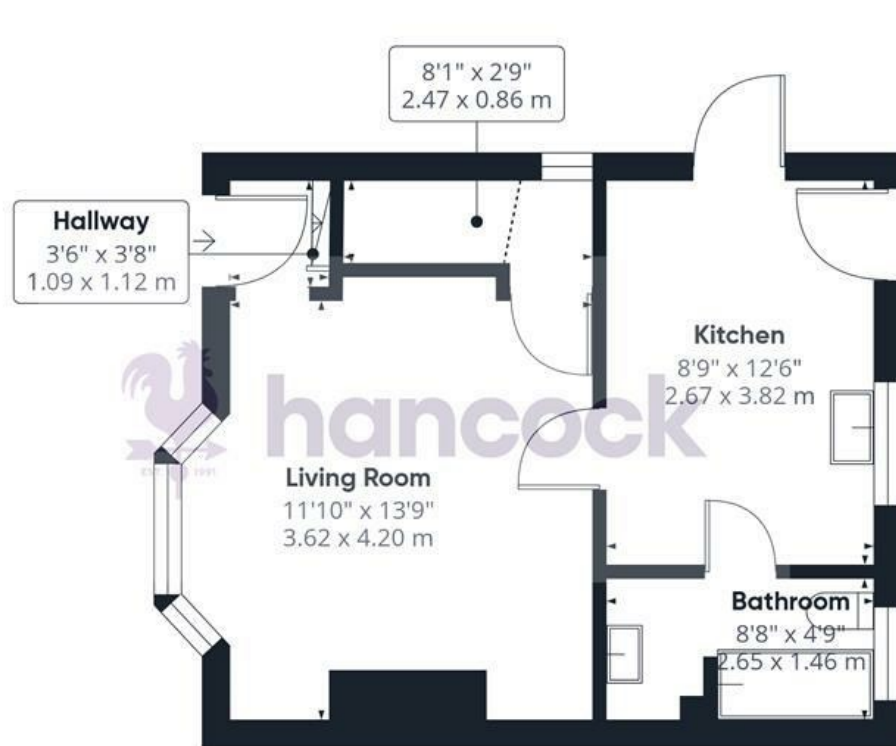


While the property would benefit from updating throughout, it presents a fantastic opportunity to create a comfortable family home in a sought-after Chichester location.

Chichester is a vibrant and historic cathedral city offering an excellent blend of cultural heritage, coastal charm, and modern convenience. The area boasts a wide range of amenities including independent shops, popular restaurants, and the renowned Chichester Festival Theatre. The city is surrounded by beautiful countryside and is just a short drive from the South Downs National Park and the beaches of West Wittering, making it ideal for outdoor enthusiasts. Excellent transport links provide easy access to London, Portsmouth, and Brighton via road and rail, while a choice of well-regarded schools and a welcoming community make Chichester a highly desirable place to live.

Additional Information :
Tenure : Freehold
Broadband : Up To 1000mbps
Mobile : EE, Three, O2, Vodafone
Council Band : C
Property Sold As Seen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾

682 ft²

63.4 m²

Reduced headroom

15 ft²

1.4 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.

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