

12 Blenheim Gardens | Chichester | PO19 7XE

Guide Price £349,950 Freehold

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Blenheim Gardens | Chichester | PO19 7XE

Guide Price £349,950

- No Onward Chain
- Three Bedrooms
- Kitchen/Diner
- Driveway
- Carport
- Garage
- Private Garden
- Ample Parking

Offered with no onward chain and situated in a popular residential area of Chichester, is this well proportioned, three bedroom semi detached house offering spacious and versatile accommodation, together with excellent outside space and the added benefit of a garage, carport and driveway parking.

The property is approached via a welcoming entrance hallway leading into the good sized reception room which offers a comfortable and versatile space for relaxing and entertaining, while the kitchen/diner provides an excellent hub for everyday family life, with ample room for both cooking and dining and direct access onto the rear garden.

The enclosed rear garden is a particular feature of the property, offering space for outdoor entertaining and family enjoyment. A summer house with power and light provides a fantastic additional space that could be used as a home office, hobby room or garden retreat, while a further shed provides useful storage. The garden also benefits from direct access to the garage, adding to the property's







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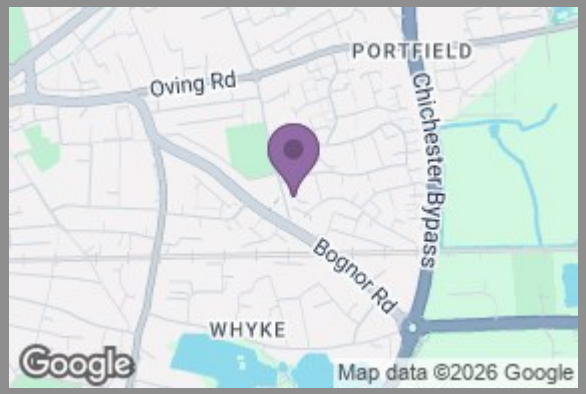
Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway, carport and garage, providing excellent off-road parking and valuable additional storage.

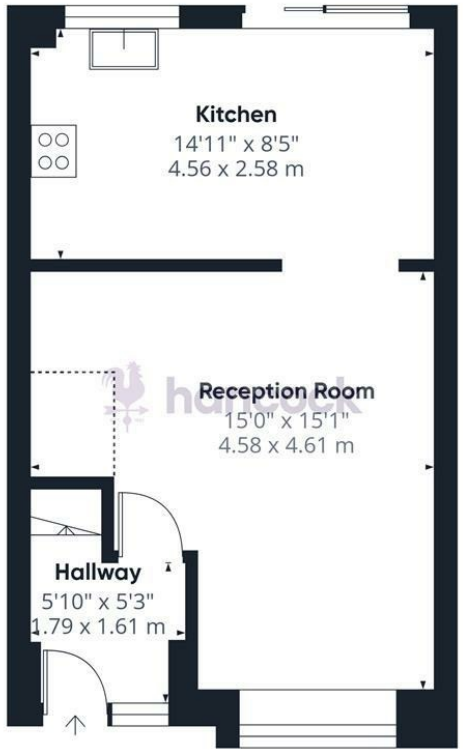
Blenheim Gardens is situated in a popular residential area of Chichester, conveniently positioned for easy access to the city centre and the excellent range of shops, cafés, restaurants and leisure facilities it has to offer. The property is also well placed for local schools, with a number of primary and secondary options within easy reach, while nearby bus services provide convenient transport links. Chichester itself is renowned for its historic city centre, beautiful cathedral and wealth of cultural and recreational attractions, with the surrounding countryside, South Coast and wider West Sussex area also readily accessible. This combination of a peaceful residential setting with excellent everyday amenities makes Blenheim Gardens an appealing location for families, professionals and those looking to enjoy all that Chichester has to offer.

Additional Information :
Tenure : Freehold
Council Band : D
EPC : C
Broadband : Up To 5500mbps
Mobile : Outstanding: EE, Three; Good: 02, Vodafone

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.



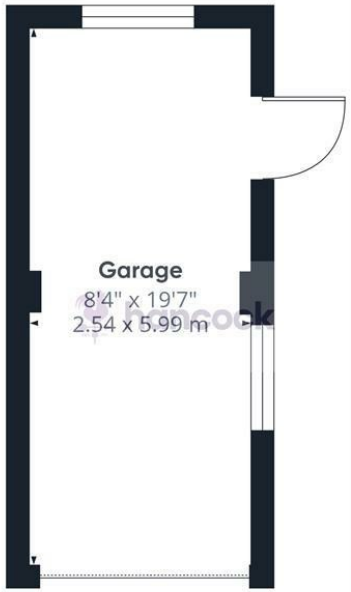




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)
853 ft²
79.2 m²

Reduced headroom
11 ft²
1.1 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		87
(69-80) C	71	
(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	

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