



7 Southover Way | Chichester | PO20 1NY

Guide Price £340,000

Freehold



hancock

Lettings & Estate Agents

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- Three well proportioned bedrooms
- Generous rear garden
- Good access to local amenities and transport links
- Council Band C
- Two versatile reception rooms
- Village location
- Woodland and canal walks close by
- Freehold

Situated in the popular village of Hunston, this well presented three bedroom terraced home offers spacious and versatile accommodation, close to picturesque canal and woodland walks.

The property features two well proportioned reception rooms, providing flexible living and dining space. The kitchen is positioned to the rear of the property and leads directly to the utility room. Patio doors to a generous rear garden — ideal for outdoor dining, family time, or keen gardeners.

On the first floor there are three well proportioned bedrooms along with a family bathroom.

Hunston is a small, attractive village just south of Chichester in West Sussex, offering a peaceful semi-rural setting with easy access to the city's shops, restaurants



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and rail links. The area is known for its countryside surroundings, with nearby walking routes along the Chichester Canal and open views towards the South Downs National Park. Hunston has a friendly village atmosphere, a mix of established residential streets and newer homes, and convenient road connections to the south coast, making it popular with families, commuters and retirees seeking a quieter lifestyle close to amenities.

A fantastic opportunity to acquire a charming home in a desirable location.

Additional information:

Tenure: Freehold

Council Tax Band: C

EPC: TBC

Broadband: Up To 80mbps

Mobile: Good: 02; Okay: Vodafone; Poor: EE and Three

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



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