



Kingsham Road | | Chichester | PO19 8AH

Asking Price £325,000



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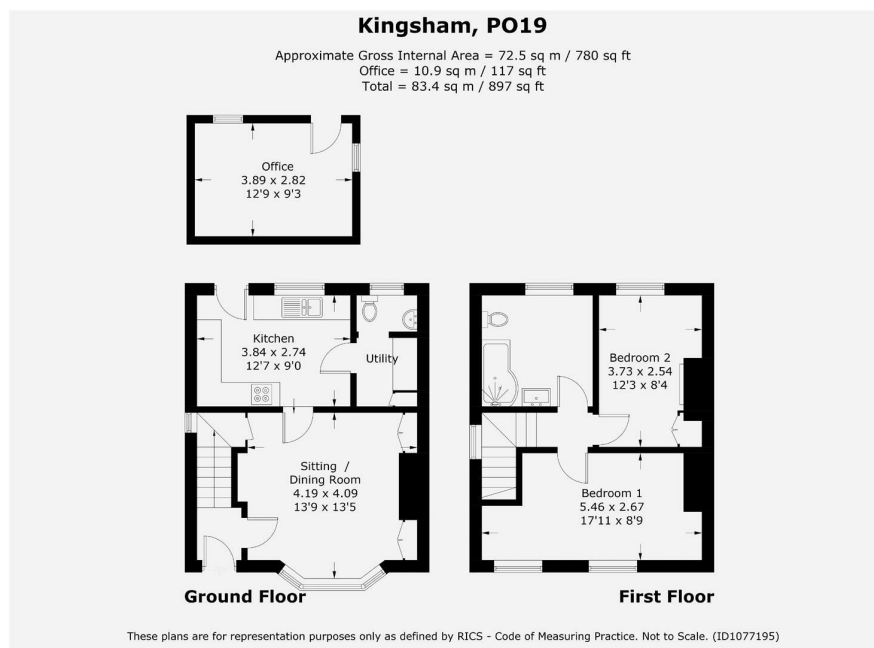
This lovely two double bedroom semi detached property is located in an extremely convenient position to the south east of the city centre. The mainline railway station is within level walking distance. The house is beautifully presented and has a wonderfully bright and airy feel given the east to west aspect and has an open outlook to the rear over gardens. Bedroom one has the potential to convert into two single bedrooms subject to the normal consents. The property was re-roofed in 2026. EPC D.

- Semi detached house
- Convenient position for city centre
- West facing garden with studio/home office
- Stylish modern kitchen
- Utility room & cloakroom
- Large first floor bathroom
- Off road parking for two vehicles
- Gas fired central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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

Council Tax Band **C**
EPC Rating **D**



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