91 Winterbourne Road | West Sussex | PO19 6PB

Guide Price £270,000 Freehold

hancock
Lettings & Estate Agents

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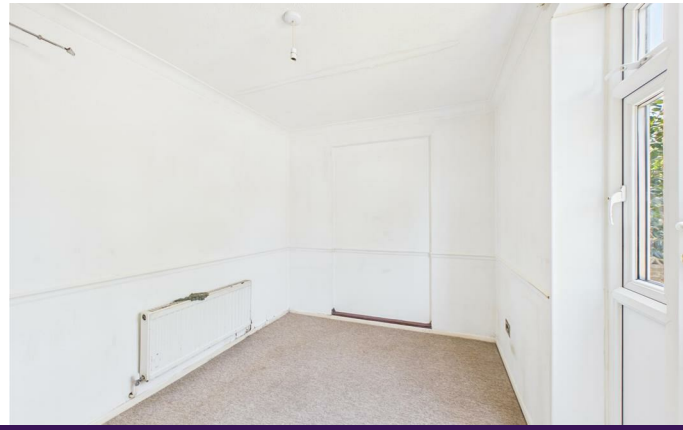
- No Onward Chain
- Kitchen leading through to reception area
- Lounge
- Bathroom
- Separate shower
- Separate WC
- On road parking
- Two/Three Bedrooms

Situated in a convenient residential location in Chichester, this well-presented 2/3 bedroom end of terrace property offers flexible and spacious accommodation throughout.

The ground floor features a bright front aspect lounge, together with a good-sized kitchen leading through to a further reception area with doors opening onto the rear garden, creating an ideal space for dining or entertaining. In addition, there is a versatile third bedroom/study, perfect for home working or guest accommodation.

To the first floor are two bedrooms, a family bathroom, separate shower room and separate WC, providing practical accommodation for family living.

Outside, the property benefits from an enclosed rear garden and on-street parking.



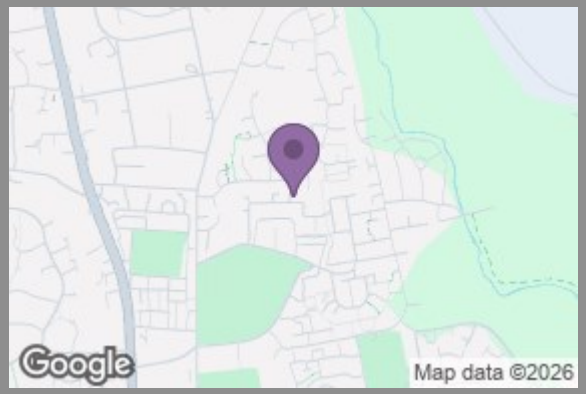
what3words ///

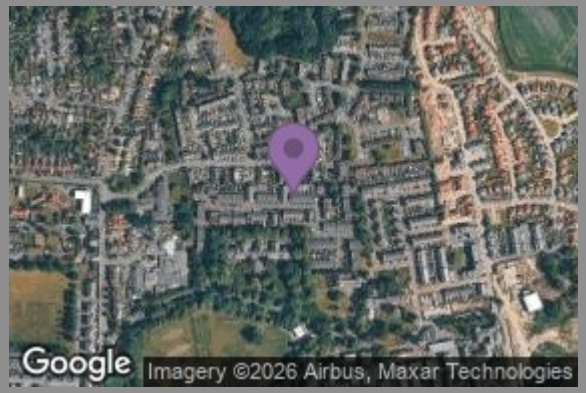
An internal viewing is highly recommended to appreciate the space and flexibility this home has to offer.

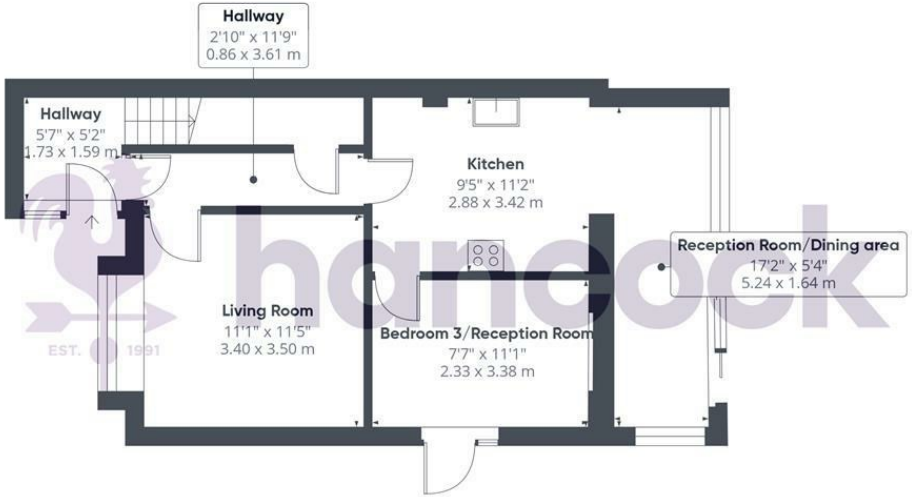
Winterbourne Road is situated to the north of Chichester city centre, offering convenient access to a wide range of local amenities, schools and transport links. The historic cathedral city of Chichester provides an excellent selection of shops, restaurants, cafes and leisure facilities, together with the renowned Festival Theatre. The area is well placed for access to the A27, connecting to Brighton, Portsmouth and the South Coast, while Chichester railway station offers direct services to London Victoria. The nearby South Downs National Park and West Wittering beach provide excellent opportunities for walking, cycling and outdoor pursuits.

Additional information:
Tenure : Freehold
Council Band : C
EPC : C
Broadband : Up To 1000mbps
Mobile : Good: Vodafone; Okay: EE and 02; Poor: Three

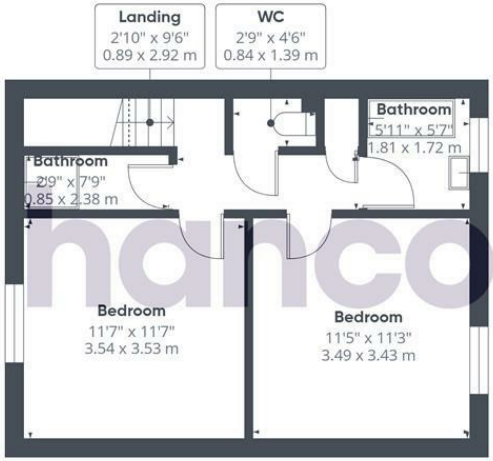
Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address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





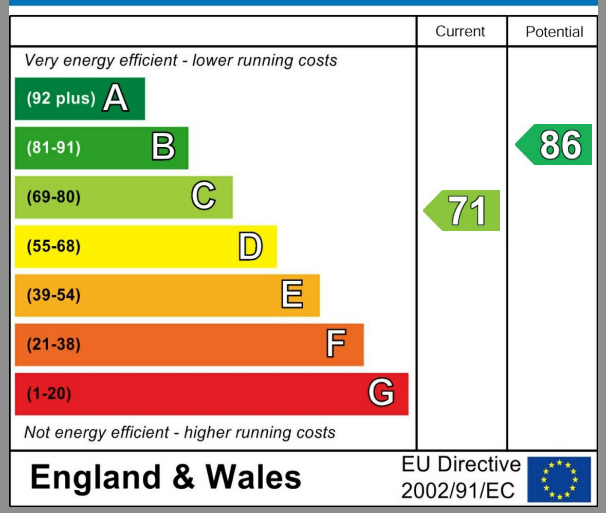


Floor 0



Floor 1

Energy Efficiency Rating



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