



25 St. Leodegars Way | Chichester | PO20 1PE

Guide Price £335,000

Freehold



hancock

Lettings & Estate Agents

St. Leodegars Way | Chichester | PO20

1PE

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- Detached House
- Kitchen with Walk-in Larder
- Downstairs WC
- Off road Parking
- Access to Canal Path
- Three Bedrooms
- Utility area/Additional Reception Room
- Family Bathroom
- Garage
- Established garden

Situated in the sought after village of Hunston, this well proportioned three bedroom link detached home offers versatile accommodation, generous living space, and a delightful established garden, making it an ideal choice for families and those looking to put their own stamp on a property.

The welcoming and spacious entrance hall provides access to the principal ground floor accommodation, including a convenient downstairs WC. The bright reception room enjoys double doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces.

The kitchen is well appointed with a useful walk-in larder and provides direct access to the rear garden.

The former kitchen area, offers excellent flexibility as either a utility room or an additional reception room, with internal





access leading through to the garage.

Upstairs, the property offers three well proportioned bedrooms, all served by a family bathroom.

Outside, the established rear garden provides a private and attractive setting, with a gate offering direct access onto the canal path – perfect for leisurely walks and enjoying the surrounding countryside. To the front, there is ample off-road parking alongside access to the garage.

Offering spacious and adaptable accommodation in a desirable village location, this link detached home presents an excellent opportunity for buyers seeking both practicality and potential.

Hunston is a charming and well-connected village situated just a few miles south-west of Chichester, offering the perfect balance of peaceful village living and easy access to the city. Surrounded by beautiful countryside and scenic canal-side walks, the village enjoys a welcoming community atmosphere with local amenities including a village shop, public house and primary school. Chichester's extensive shopping, dining and cultural attractions are within easy reach, while the stunning beaches of West Wittering, Chichester Harbour Area of Outstanding Natural Beauty and the South Downs National Park provide endless opportunities for outdoor recreation. Excellent road links via the A27 and nearby rail services from Chichester also make the area ideal for commuters.

Additional information :

Council Band : D

Tenure : Freehold

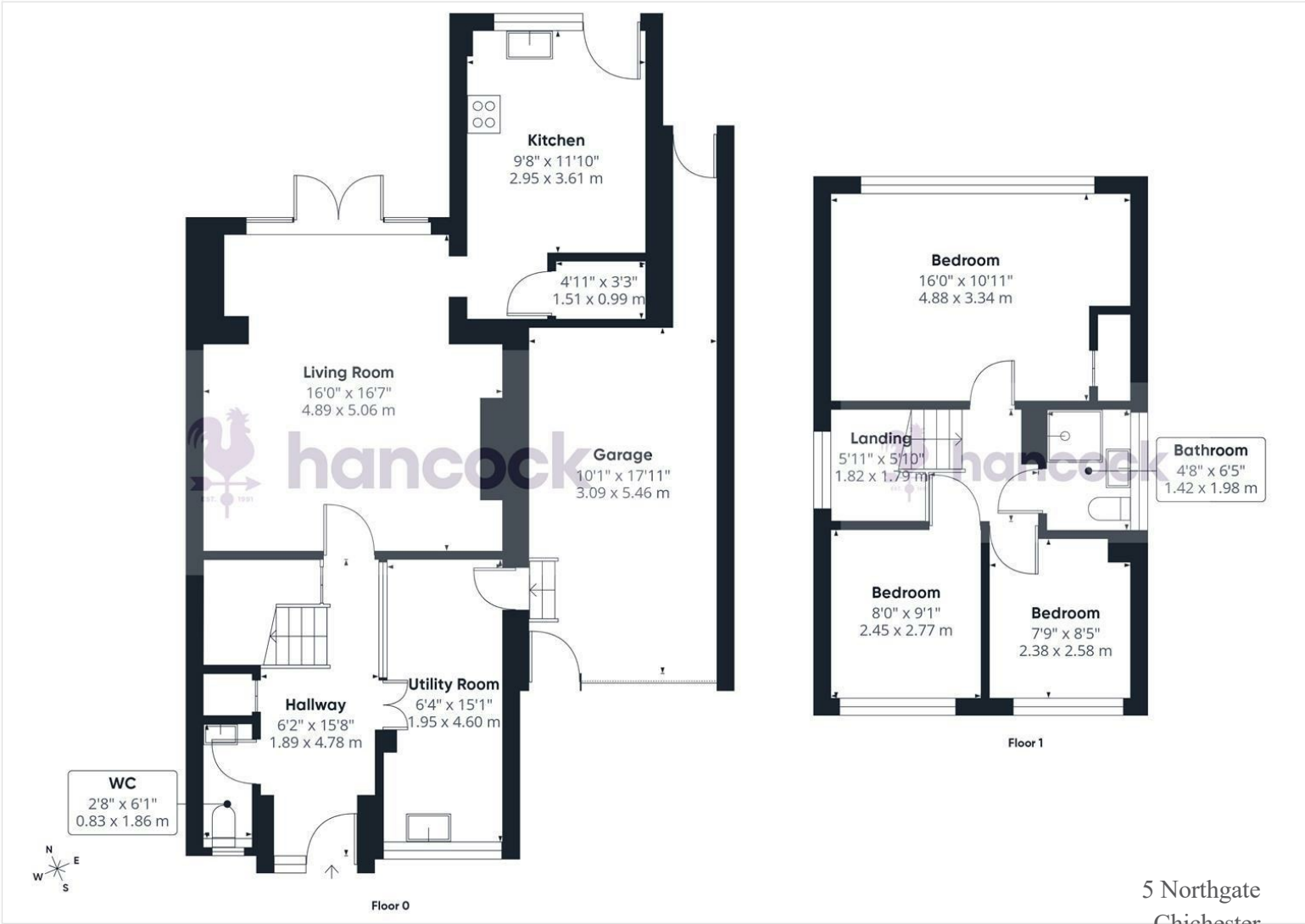
Broadband : Up To 1800mbps

Mobile : Okay: EE, Three, Vodafone and O2

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
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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