

7 St. Pauls Gardens, Chichester, PO19 3BA

hancock
Lettings & Estate Agents

7 ST. PAULS GARDENS GUIDE PRICE £550,000

Four Bedrooms	No Onward Chain
Tucked Away Position	Freehold
Garage	Good Sized Reception Room
Walled Garden With Side Access	City Centre Location





Situated in a tucked away position and offered to the market with no onward chain, is this four bedroom, end of terrace townhouse.

The property offers spacious and versatile accommodation arranged over three floors, and has excellent scope for improvement and modernisation.

The ground floor comprises a spacious entrance hallway, bright reception room with doors opening onto the walled rear garden, a separate kitchen and a convenient cloakroom. To the first floor are two bedrooms, one of which benefits from an en-suite bathroom, together with a family bathroom. Two further bedrooms are located on the second floor, providing flexible accommodation for families, guests or those requiring space to work from home.

The rear walled garden benefits from side access through a useful lean-to/storage shed and has views over to the local church.

Views of the Cathedral can also be enjoyed from the second floor of the property.

Further benefits include good storage throughout and a detached garage.

Ideally positioned within easy reach of Chichester city centre and its wide range of shops, restaurants and amenities, this property presents an excellent opportunity for buyers seeking a well located home with potential to update and personalise to their own taste.

Situated in the heart of West Sussex, the historic cathedral city of Chichester offers an appealing blend of traditional charm, culture and modern convenience. The city centre boasts a wonderful selection of independent shops, cafés, restaurants and everyday amenities, alongside the magnificent Cathedral, renowned Festival Theatre and beautiful Priory Park. With its attractive architecture, vibrant cultural scene and excellent transport links, including a mainline railway station with services to London and the South Coast, Chichester remains a highly desirable place to live, offering easy access to the surrounding countryside, Goodwood Estate and nearby coastline.

Additional Information :
Tenure : Freehold
Council Band : E
EPC : C
Broadband : Up To 5500mbps
Mobile : Outstanding: EE, Three; Good: O2, 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.



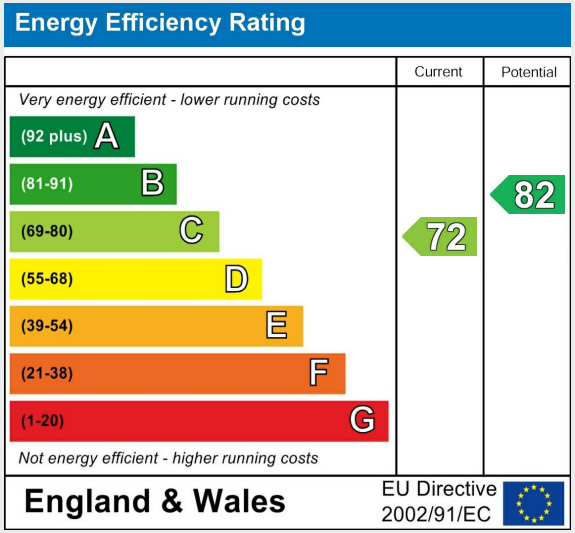


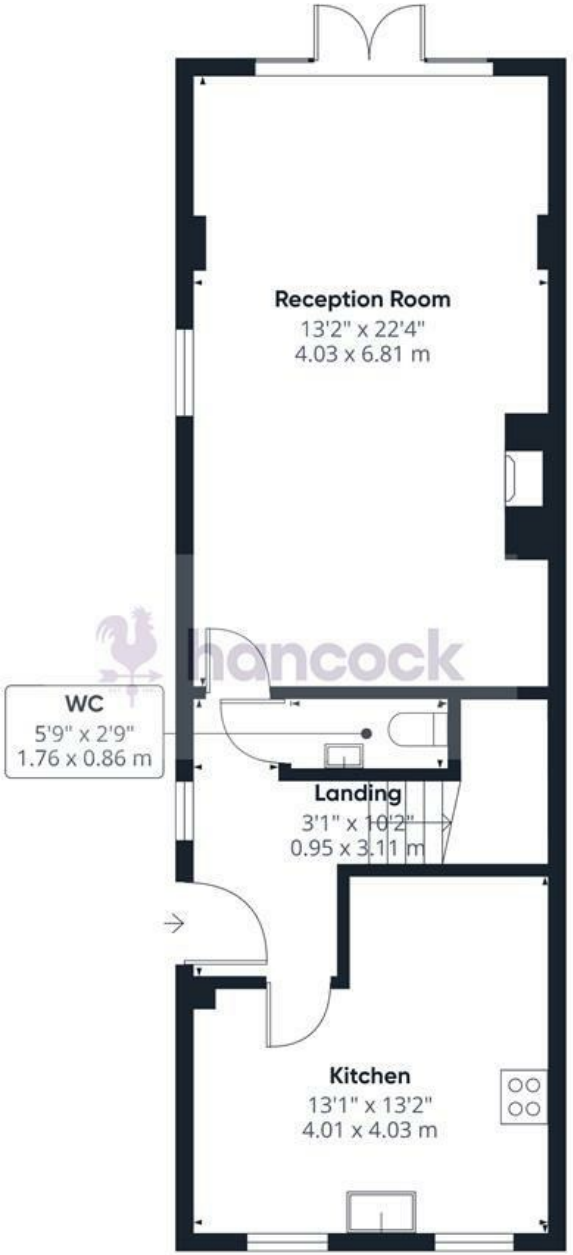


ADDITIONAL INFORMATION

Local Authority – Chichester District Council
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1427.00 sq ft
Tenure – Freehold







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area(1)

1427 ft²

132.6 m²

Reduced headroom

42 ft²

3.9 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











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