



2 Washington Street | West Sussex | PO19 3BN

Guide Price £304,950

Freehold



hancock

Lettings & Estate Agents

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3BN

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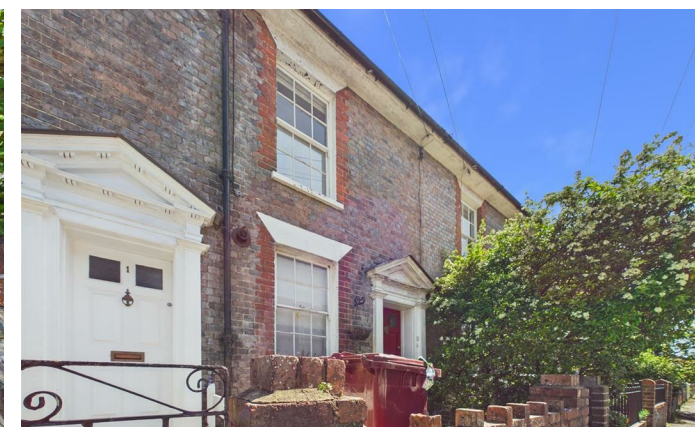
- No Onward Chain
- Short walk to Chichester town
- On road permit parking
- Two bedrooms
- Refurbished kitchen
- Private Rear Garden
- Basement
- Freehold

Tucked away within a sought-after position close to the heart of Chichester, this charming Georgian mid-terrace home offers a wonderful blend of character, practicality and modern-day living.

The property benefits from an updated kitchen, creating a stylish and functional space ideal for everyday use. The ground floor accommodation comprises a welcoming dining room, a bright and comfortable sitting room with patio doors opening onto the rear garden, and a downstairs bathroom.

To the rear, the private garden has been designed for low maintenance with a patioed finish, providing an ideal setting for outdoor dining and entertaining.

On the first floor are two well-proportioned double bedrooms, with one enjoying an outlook to the front and the other overlooking the rear garden.



what3words ///



A particular feature of the property is the useful basement level, offering versatile accommodation perfectly suited for those working from home, a children's playroom, hobby room or additional storage.

Further benefits include permit parking available along Washington Street and the property's convenient location within easy reach of the city centre, local amenities and transport links.

Situated within easy reach of the centre of Chichester, Washington Street is a popular residential location known for its character homes and convenient access to the city's wide range of amenities. Chichester offers an excellent selection of shops, cafés, restaurants and cultural attractions, including the renowned Chichester Festival Theatre and historic cathedral. The area is also well positioned for commuters, with good transport links, a mainline railway station providing services to London, and easy access to the South Coast and nearby countryside.

Additional information :

Tenure : Freehold

EPC : D

Broadband : Up To 1800mbps

Mobile : EE, Three, O2, Vodafone (Good)

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		91	
(81-91) B			
(69-80) C			
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

Basement
10'8" x 10'10"
3.27 x 3.31 m

Floor -1

Living Room
19'10" x 9'9"
6.06 x 2.98 m

Bathroom
6'8" x 4'2"
2.04 x 1.29 m

Hallway
2'9" x 5'5"
0.84 x 1.67 m

Landing
2'6" x 2'6"
0.77 x 0.78 m

Kitchen
10'7" x 8'1"
3.23 x 2.47 m

Hallway
8'8" x 2'9"
2.66 x 0.86 m

Entry
4'3" x 3'9"
1.32 x 1.15 m

Floor 0

Bedroom
9'11" x 10'0"
3.04 x 3.07 m

Landing
2'4" x 2'5"
0.71 x 0.75 m

Bedroom
10'8" x 11'4"
3.27 x 3.46 m

Floor 1

Approximate total area⁽¹⁾
699 ft²
65 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.

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