

34 Tozer Way | Chichester | PO19 7LG

Guide Price £235,000 Leasehold

hancock
EST. 1991
Lettings & Estate Agents

Tozer Way | Chichester | PO19 7LG

Guide Price £235,000

- Private Garden
- Two Double Bedrooms
- Kitchen
- Utility Cupboard
- Ample Storage
- Good Sized Reception Room
- Family Bathroom
- No Onward Chain

Situated within a popular residential area, this well proportioned first floor maisonette offers spacious and versatile accommodation, together with a private garden and excellent storage.

The property is approached via a spacious hallway and benefits from two good sized double bedrooms, a comfortable reception room and a separate fitted kitchen. The bathroom is conveniently positioned off the hallway, while there is ample built-in storage throughout, including a useful storage cupboard currently utilised as a utility cupboard.

Further storage is provided by two external storage cupboards, ideal for garden equipment, bikes and other household items. To the outside, the property also benefits from its own private garden, providing a pleasant outdoor space to enjoy.

Overall, this is a practical and well-sized maisonette with







what3words ///











excellent storage and private outdoor space, making it an appealing home for a range of buyers.

Tozer Way is a popular residential area of Chichester, offering convenient access to the city centre and the wide range of amenities available within the city. Chichester is renowned for its historic architecture, attractive shopping streets, independent cafés, restaurants and cultural attractions, including the famous cathedral and Festival Theatre. The area also provides good access to local schools, leisure facilities and green spaces, while the surrounding West Sussex countryside and nearby South Coast are easily accessible. Chichester railway station provides regular services to London and other destinations, making the location particularly convenient for commuters and those wishing to enjoy everything the city and surrounding area have to offer.

Additional Information :
Tenure : Leasehold
Years Remaining : 85
Service Charge : £800 per annum
Ground Rent : Peppercorn
Council Band : B
Broadband : Up To 1000mbps
Mobile Coverage : Good: EE, Three; Okay: 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	



hancock
Lettings & Estate Agents

Approximate total area(1)
793 ft²
73.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155
sales@hancockpartners.co.uk
www.hancockpartners.co.uk