



29 Bramber Road | Chichester | PO19 8DA

Guide Price £230,000

Freehold



hancock

Lettings & Estate Agents

Bramber Road | Chichester | PO19 8DA
Guide Price £230,000

- No Onward Chain
- Sold As Seen
- Modern Bathroom
- Kitchen
- Conservatory
- Large Rear Garden
- Off Road Parking
- Two Bedrooms

Offered with no onward chain, this two bedroom semi detached house presents an excellent opportunity for first time buyers, couples or families looking for a home in Chichester.

The accommodation comprises a kitchen, a conservatory providing additional living space with views over the garden, two good sized bedrooms and a modern bathroom. Outside, the property benefits from a large rear garden, offering plenty of space for relaxing, entertaining and family activities, together with off-road parking to the front.

Chichester is a historic cathedral city offering a wide range of shops, cafés, restaurants and leisure facilities, alongside popular attractions including Chichester Cathedral, the Festival Theatre and Priory Park. The city benefits from excellent local amenities, schools and transport links, with easy access to the surrounding countryside, the South Downs National Park and the



what3words
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nearby south coast.

Additional Information :

Tenure : Freehold

Council Band : B

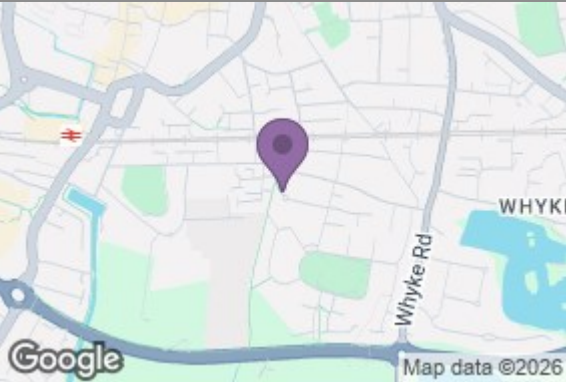
EPC : D

Broadband : Up To 5500mbps

Mobile : Good: EE, Vodafone; Okay: O2, Three
Sold As Seen

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		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC

Sunroom

15'3" x 9'5"

4.66 x 2.89 m

Kitchen

12'4" x 8'1"

3.76 x 2.48 m

Reception Room

10'3" x 13'8"

3.14 x 4.17 m

Hallway

2'9" x 7'1"

0.84 x 2.17 m

2'10" x 10'3"

0.87 x 3.14 m

Bathroom

5'9" x 5'4"

1.78 x 1.64 m

Landing

5'11" x 6'2"

1.80 x 1.88 m

Bedroom

8'6" x 11'2"

2.59 x 3.41 m

Bedroom

14'9" x 10'8"

4.50 x 3.25 m

Floor 0

Floor 1

N

W

S

E

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Approximate total area⁽¹⁾

760 ft²

70.6 m²

Reduced headroom

11 ft²

1.1 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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