



15 St. James Road | Chichester | PO19 7HS

Guide Price £335,000      Freehold



**hancock**

Lettings & Estate Agents



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- No onward chain
- Characterful and light accommodation
- 2-Double bedrooms
- Extended to the rear
- Large west facing rear garden
- Nr the city centre

This stunning semi-detached cottage offers light and well-presented accommodation and has a number of original features and is offered to the market with no onward chain. Gas fired central heating.

#### Accommodation

On the ground floor there is an entrance hall which leads to a sitting room (complete with wood burner) and to the rear into a light dining room. There is excellent under stair storage. To the rear of the ground floor there is an extended, modern fitted kitchen with access into a useful utility room and the garden via a single door. On the first floor, off a central landing there are two double bedrooms (both with built in storage) and a good sized family bathroom.

#### Outside

To the rear there is a good sized, west facing garden



what3words  
///lonely.basic.slices



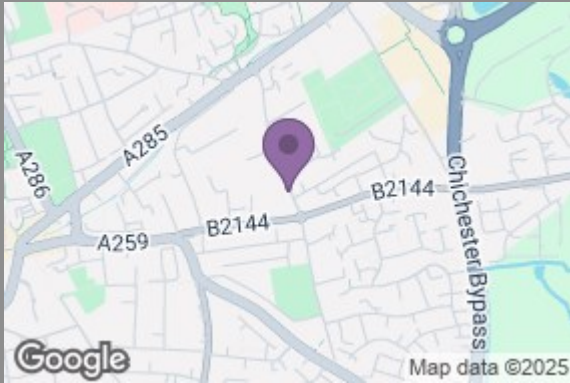
which is mainly laid to lawn and there is a terrace area and two storage sheds. A side gate provides access to the front. The property is approached from St James Road via a gravelled path leading to the front door, this area is enclosed by a low level brick wall and privet hedging with an iron gate providing access.

#### Location


St James Road is a mainly residential road located under a mile to the east of Chichester's historic city centre and offers amenities that include a primary school and a convenience store. Chichester vibrant centre offers a wide range of shops, cafes, pubs, bars, restaurants along with notable attractions such as The Pallant House Gallery and Festival Theatre. The city also has a main line train station offering services to London Victoria. To the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the harbours mouth the beaches at West Wittering and East Head.

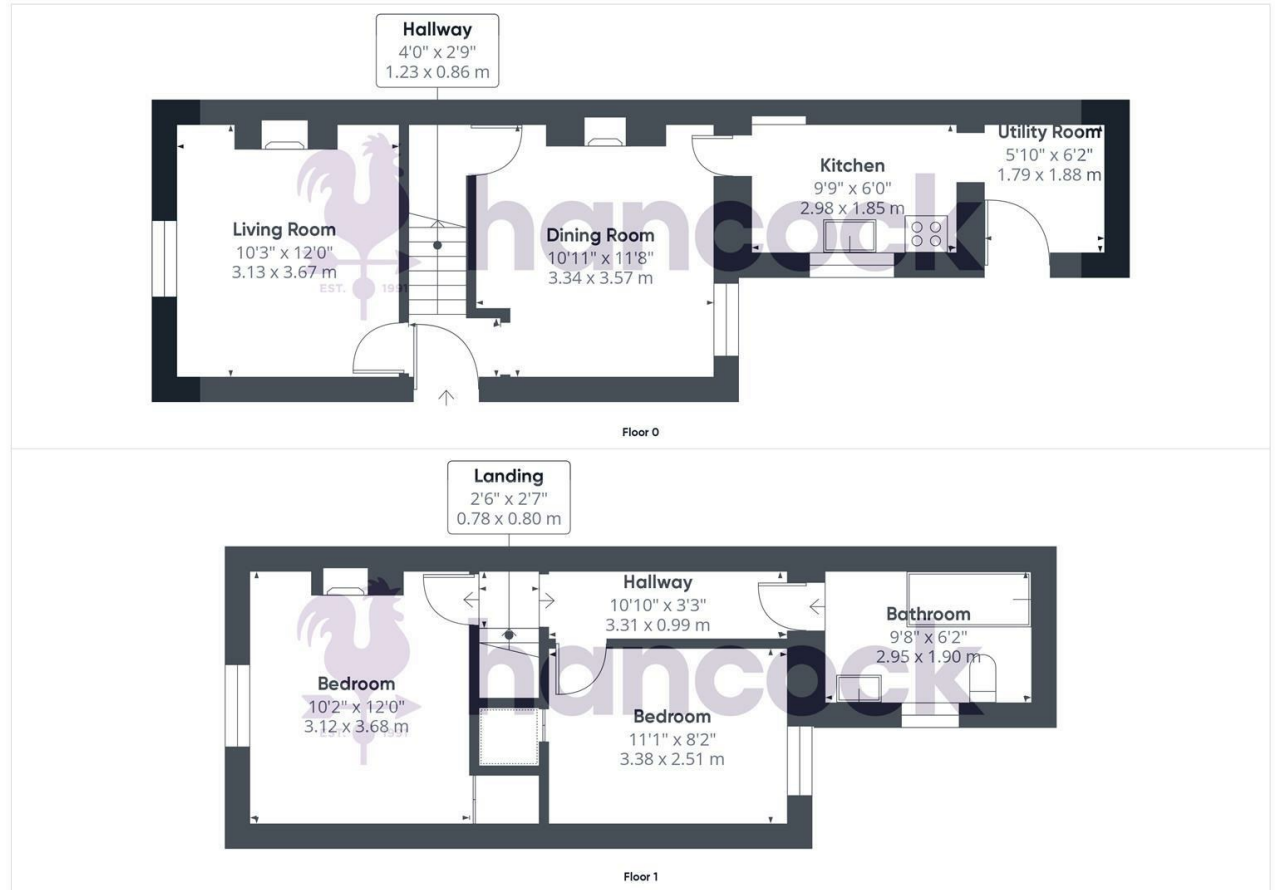






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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