



26 Kent Road | Chichester | PO19 7NH

Guide Price £240,000

Freehold



**hancock**

Lettings & Estate Agents

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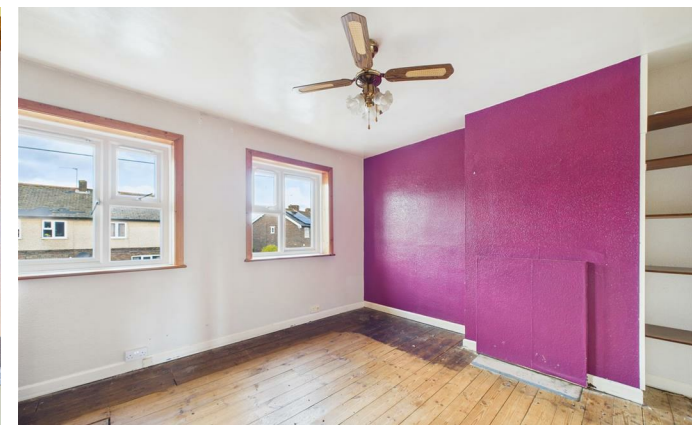
- Virtual Tour
- Freehold
- Semi-Detached
- Close To Amenities
- Sold As Seen
- No Onward Chain
- Three Bedrooms
- Walking Distance To City Centre
- Close To St Richards Hospital
- Private Rear Garden

Located in a popular residential area close to the heart of Chichester, this three-bedroom home offers a fantastic opportunity for buyers looking to make their mark.

The ground floor comprises a spacious living room filled with natural light, leading through to a well-proportioned kitchen with direct access to the rear garden. Off the kitchen is a convenient ground floor bathroom. The garden itself features a patio area ideal for outdoor dining and entertaining, extending onto a lawned section that provides a pleasant private space to enjoy.

Upstairs, the property offers three bedrooms – two generous doubles and a single – providing versatile accommodation for families.

While the property would benefit from updating throughout, it presents excellent potential for



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modernisation and personalisation.

Located on the beautiful West Sussex coast, Chichester is a historic cathedral city offering an exceptional blend of heritage, culture, and modern convenience. The area boasts an array of independent shops, cafés, and restaurants, along with excellent schooling and transport links, including direct rail services to London and the south coast. Surrounded by stunning countryside, with the South Downs National Park to the north and West Wittering Beach nearby, Chichester provides an ideal balance of city living and coastal charm.

Additional Information :  
Tenure : Freehold  
Broadband : Up To 1800mbps  
Mobile : EE, Three, O2, Vodafone  
Council Band : C  
Additional Charge : £154.62 per annum  
Sold As Seen

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         | 80                                                                                                            |
| (55-68) D                                   | 66      |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |



**Approximate total area<sup>(1)</sup>**  
 627 ft<sup>2</sup>  
 58.2 m<sup>2</sup>

(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

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