



40 St. Pauls Road | Chichester | PO19 3BL

Guide Price £315,000    Freehold



**hancock**

Lettings & Estate Agents



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- No onward chain
- Gas fired central heating
- Period cottage
- 2 Double bedrooms
- Kitchen/dining room
- City centre

This characterful period terrace cottage offers light accommodation and has the benefit of a pretty courtyard garden and is being offered to the market with no onward chain.

#### Accommodation

The well-proportioned accommodation is arranged over two floors. On the ground floor there is an entrance hall which leads to a charming sitting room with feature fire. Moving through the property to the rear there is a kitchen/dining room offering access into the garden via French doors. An extended utility room completes the ground floor. On the first floor off a central landing there are two double bedrooms with a Jack and Gill bathroom accessed from both. The bathroom is complete with bath, wc and wash basin.

#### Outside





what3words  
///treat.risen.chair

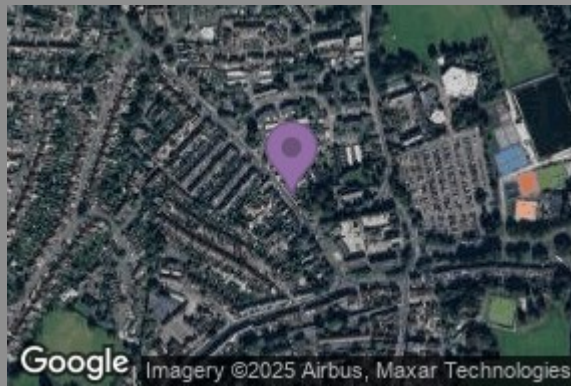
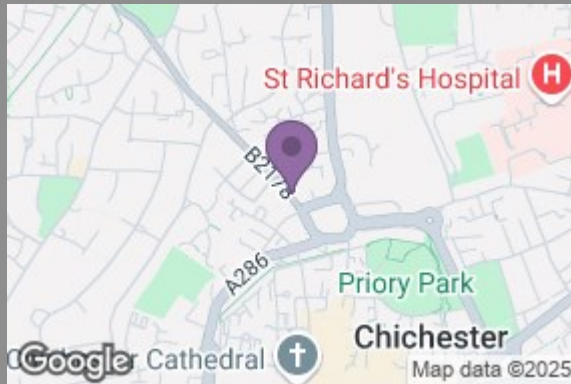


The attractive walled and paved courtyard garden with a water feature is a lovely secluded feature and is located to the rear of the property.

#### Location

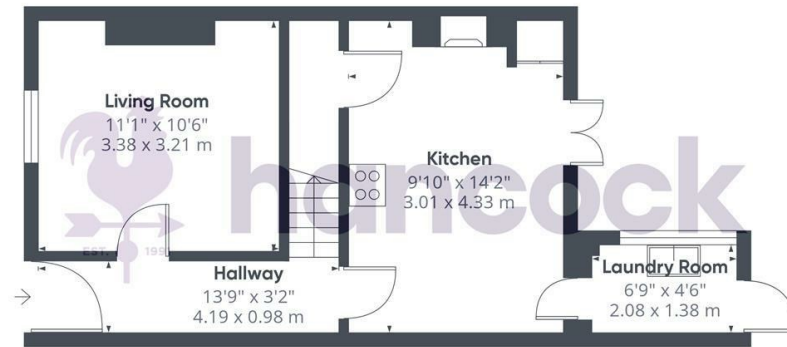
The property is located on St Pauls Road within a short walk of Chichester's historic city centre and close to the renowned Festival Theatre and popular green space of Downlands Park. The city centre offers many shops, cafes, bars, pubs, restaurants and notable attractions such as The Pallant House Gallery along with a main line rail station which offers services to London Victoria. Just north of Chichester lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour the popular beaches of West Wittering and East Head.



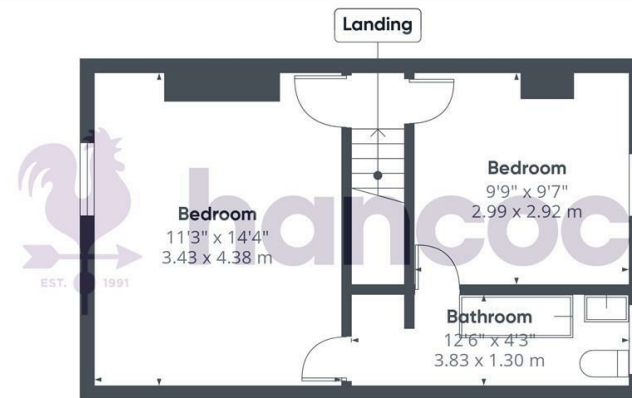


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



Floor 0



Floor 1



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