



11 GIFFORD ROAD

CHICHESTER, PO18 8LD

£1,350 PCM

A charming two-bedroom terraced house located in the highly sought-after village of Bosham, offering a blend of character features and practical living space.

The property boasts two well-proportioned reception rooms, providing flexible living and dining areas, with the added benefit of a cosy wood-burning stove—perfect for creating a warm and inviting atmosphere. The fitted kitchen offers ample storage and workspace, making it both functional and convenient for everyday use. To the rear, a well-appointed downstairs bathroom adds further practicality.

Upstairs, the property offers two comfortable bedrooms, ideal for a small family, couple, or professionals.

Externally, there is an easy-to-maintain courtyard garden, providing a private outdoor space for relaxing or entertaining, along with a useful storage shed.

Additional benefits include street parking and a desirable location within easy reach of local amenities and transport links.



hancock
Lettings & Estate Agents



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chichester Office Lettings
5 Northgate
Chichester
West Sussex
PO19 1BA

01243 531111
lettings@hancockpartners.co.uk
www.hancockpartners.co.uk



hancock
Lettings & Estate Agents