



7 Douglas Martin Road | West Sussex | PO19 6SP

Guide Price £160,000

Leasehold



**hancock**

Lettings & Estate Agents



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| PO19 6SP

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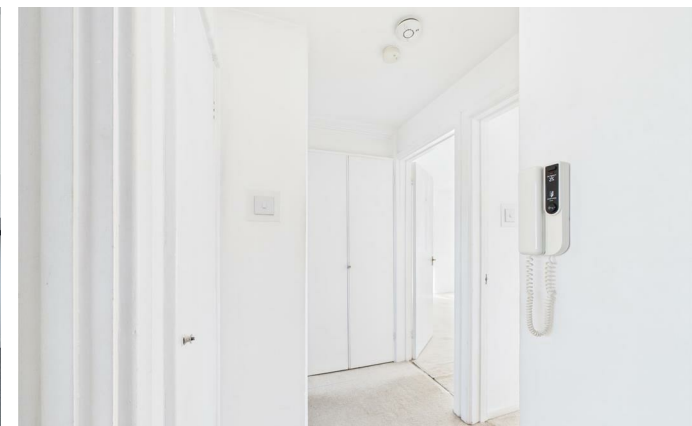
- First floor flat
- Double bedroom
- Living room
- Resident Permit Parking Available
- Storage Shed
- Situated in a convenient residential location
- Kitchen
- Bathroom
- Private Garden

Situated in a convenient residential location, this one bedroom first floor flat offers an excellent opportunity for first-time buyers, investors, or those looking for a project.

The accommodation comprises a living room, separate kitchen, double bedroom, bathroom and benefits from its own garden, providing valuable outdoor space with a useful storage shed.

The property is well positioned within easy reach of Chichester city centre, with its shops, amenities and transport links.

Offered with scope for improvement, this is an ideal purchase for buyers seeking a manageable renovation project in a popular area.



what3words ///

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Additional information:

Tenure : Leasehold

Council Tax Band : A

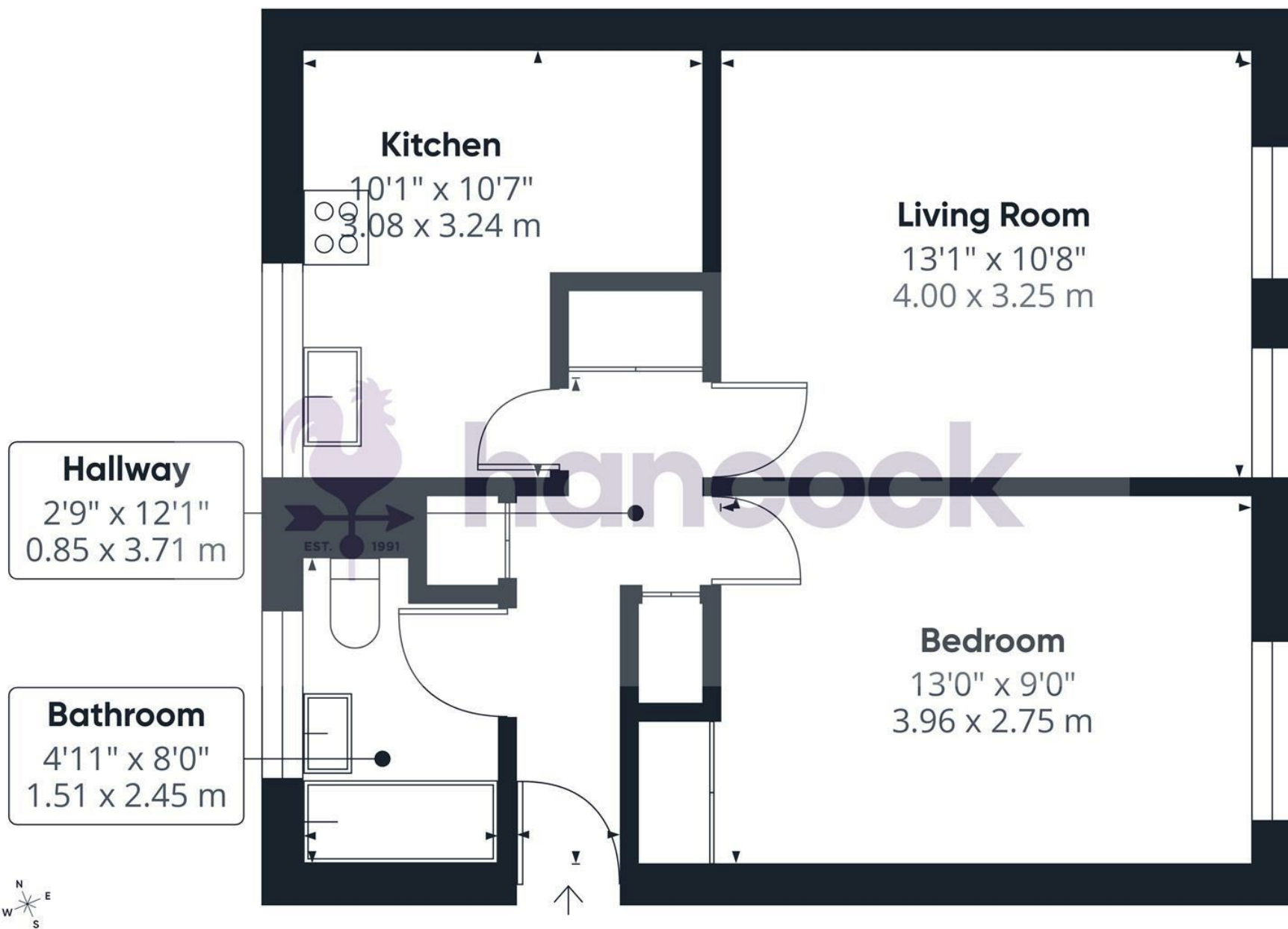
EPC : C

Broadband : Up To 1800mbps

Mobile : Outstanding - Vodafone & EE; Okay - 02 & Three

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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