



Victoria Road, Chichester  
West Sussex, PO19



*Beyond your expectations*

# A well presented 3/4 bedroom terrace house.

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance | Reception Room | Sitting Room | Kitchen | Dining Room | Two First Floor Bedrooms | Two En Suite Shower Rooms | Bathroom | Second Floor Bedroom | Basement/Bedroom | Bathroom/Utility Room | Garden | Rear Parking Space.

**Guide Price £465,000 Freehold**

## Description

An extremely well presented 3/4 bedroom terrace house in Chichester. The accommodation comprises an entrance leading into the reception room with an open fireplace, sitting room also with a fireplace, kitchen with integrated appliances leading to the dining room with doors out to the patio and south facing garden. To the first floor there are two bedrooms with an en suite shower room and a family bathroom. There is a boarded loft space above bedroom one. On the second floor there is a further bedroom with an en suite bathroom. There is also a basement/bedroom four with a bathroom/utility room.

## Outside

The property is approached via a pathway leading to the front door, with a walled area to the front. The rear garden is mainly laid to lawn with flower and shrub borders, along with a patio to the rear of the house and a shed at the bottom of the garden. There is a parking space which is accessed from Leatherbottle Lane, with a gate into the garden.

## Location

Chichester offers a wide variety of amenities including the renowned Festival Theatre, ancient Cathedral, many shops, restaurants, galleries and museums. Leisure pursuits include indoor sports centres with swimming pools, golf, horse and motor racing can be enjoyed at the famous Goodwood and delightful walks across the South Downs. Chichester has a mainline railway station with

regular services to London Victoria and Gatwick.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Victoria Road, Chichester

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft  
(Excluding Eaves)

Basement = 28.3 sq m / 305 sq ft

Total = 125.7 sq m / 1353 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



