



OVING ROAD

CHICHESTER, PO19 7EP

£385,000
FREEHOLD

A well-proportioned detached family home with an enclosed rear garden and ample driveway parking set on a good sized south facing plot just east of the city centre.



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Gas fired central heating | 2
Large ground floor reception
rooms | Cloakroom | Study |
Potential to extend (subject to
planning) | No onward chain



Centrally located within a good sized south facing plot, this detached home offers light and surprisingly spacious accommodation arranged over two floors. Internally, features of note include two spacious and flexible ground floor reception rooms, a useful study and a large kitchen/breakfast room with access to a ground floor cloakroom. If required, to the rear the property lends itself to being extended/enlarged (subject to planning) as the enclosed rear garden is of generous proportions and offers brilliant side access via double gates. The property is situated a short distance to the east of Chichester's vibrant city centre but also has a number of local amenities close by which include a convenience store and public house.

Accommodation

Once inside there is an entrance hall which leads to a south facing sitting room, complete with brick built open fireplace and delightful bay window. Moving through the property there is a useful study and a dining room. To the rear lies a spacious and extended kitchen/breakfast, complete with fitted units and access to a second entrance hall and ground floor cloakroom. All three bedrooms are located on the first floor (two with built in storage) with the master bedroom also having access to the family bathroom via a Jake and Jill arrangement.

Outside

To the rear there is a generous, enclosed garden which is mainly laid to lawn with mature shrubs planted throughout. There is also a slightly raised concrete base, perfect for a greenhouse or garden shed. To the front there is ample parking for four/five vehicle's in the form of a long paved driveway. There is also a raised floral bed and a south facing lawned area with the latter running alongside the driveway. Brilliant side access to the rear comes in the form of double gates and runs the length of the property.

Location

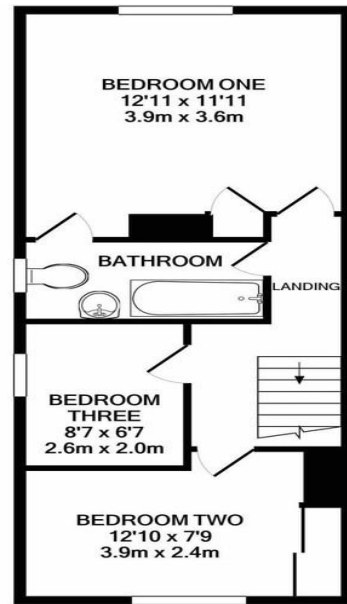
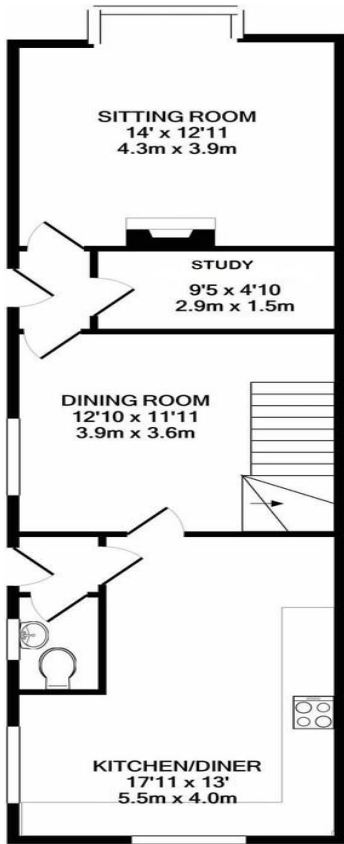
The property is set on a popular residential road just to the east of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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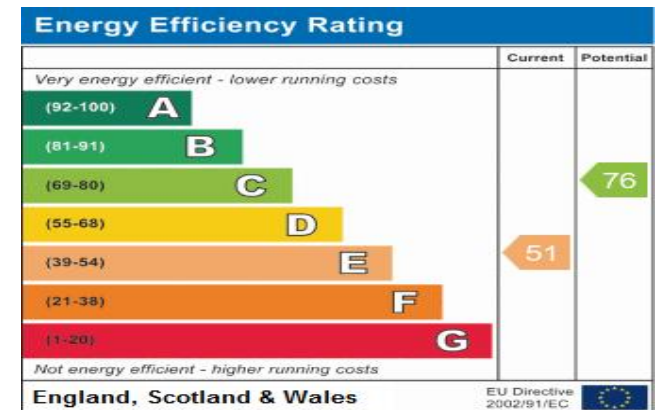


1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.5 SQ.M.)

EPC



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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

