



BOGNOR ROAD

CHICHESTER, PO19 7TQ

£269,950
SHARE OF FREEHOLD

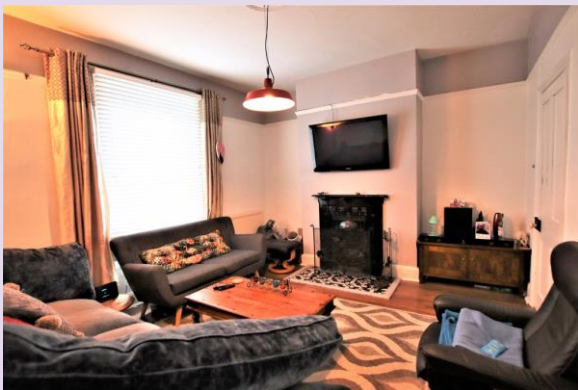
A spacious maisonette offering charming and flexible accommodation with off road parking and a large south west facing garden located just east of the city centre.



hancock
Lettings & Estate Agents

BOGNOR ROAD

2 Bedrooms plus loft room | First floor | Private south west facing garden | Off road parking | Local amenities close by | No onward chain



Accommodation

Accessed via a private steel staircase located to the side of the property, the charming

accommodation is arranged over two floors and has a multi aspect. As you enter there is an entrance hall leading a family bathroom and beyond to a double bedroom. Further into the property there is a large 15.6ft sitting/dining room with a south facing aspect and charming feature fireplace. A fitted kitchen and a good sized master bedroom complete the first floor. On the second floor lies a loft room which is a very flexible space and may find use as a study or home gym.

Outside

To the rear of the property, accessed via a private path there is a large south west facing garden which is enclosed and mainly laid to lawn. To have private and such spacious outside space is rather unique for a property of this type and must be seen to be appreciated. To the front there is off road parking for one vehicle with further visitor on road parking located close by.

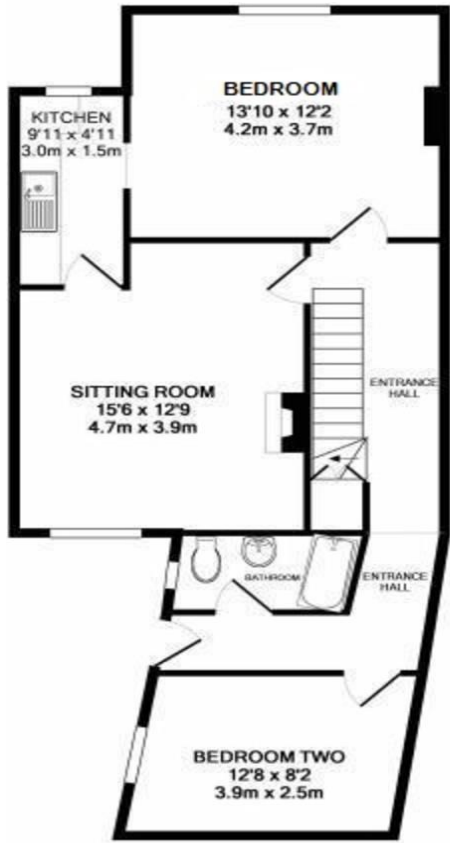
Location

The property is located on a residential road just to the east of Chichester city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for

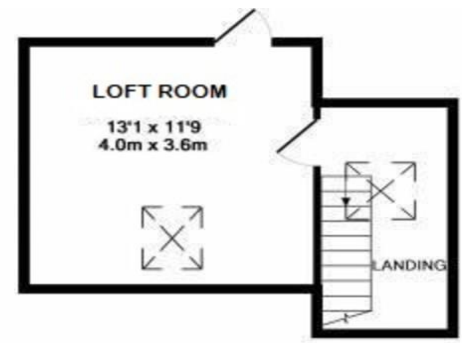
the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. 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.

BOGNOR ROAD





1ST FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 SQ.M.)

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

