



JESTICO'S CLOSE HUNSTON, PO20 1AF

£345,000
FREEHOLD

A modern family home with a carport and enclosed west facing garden located centrally within the popular and semi-rural village of Hunston some 3 miles from Chichester.



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JESTICO'S CLOSE

Sitting/dining room with garden access | Ground floor cloakroom
| En-suite master bedroom |
Carport plus further allocated parking space | Local amenities close by | Village location



Accommodation

The light and airy accommodation is arranged over two floors. On the ground floor there is a kitchen/breakfast room with fitted units, a useful cloakroom and to the rear a large sitting/dining room with access into the garden. On the first floor lies an en-suite master bedroom, two further bedrooms and a modern family bathroom. The latter has a P shaped bath with shower attachment.

Outside

To the rear there is an enclosed west facing garden which is mainly laid to lawn with a good sized terraced area and a side gate for access. To the front there is one allocated parking bay and a shared wood built carport provides a further parking option.

Location

The property is located on a modern and well kept cul-de-sac within the village of Hunston. The village has a number of local amenities which include two convenience stores, a public house, a hair salon, a village hall and a church. Hunston lies some three miles to the south of the Cathedral city of Chichester. 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.

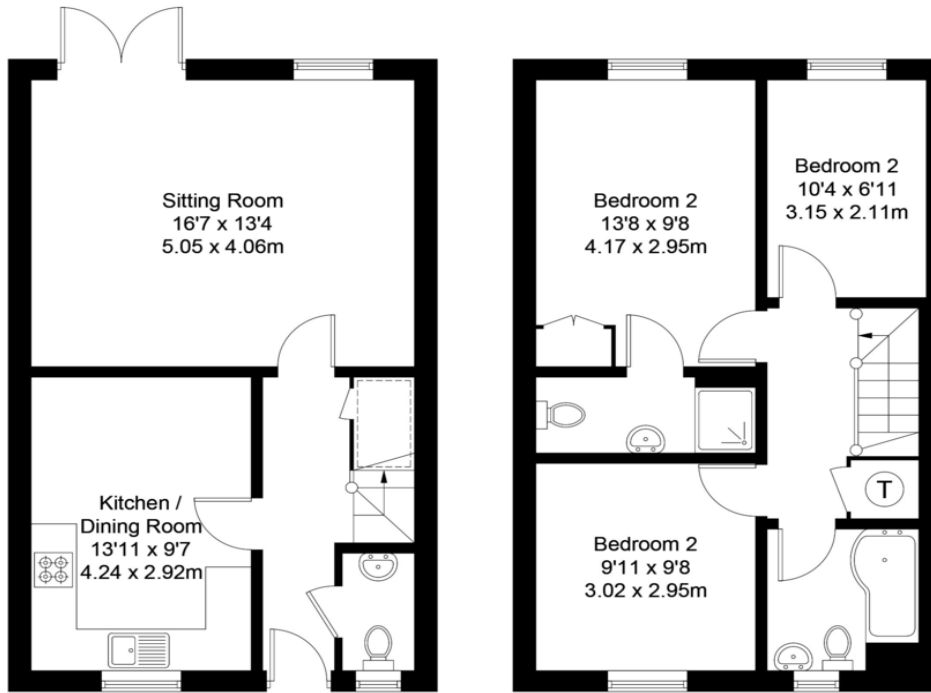
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Jestico's Close, Chichester, PO20 1AF
 APPROXIMATE GROSS INTERNAL AREA = 936 SQ FT / 87.0 SQ M



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GROUND FLOOR

FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID726562)

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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(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

