



12 Willowbed Avenue, Chichester, PO19 8JD  
Offers In The Region Of £550,000



**hancock**  
Lettings & Estate Agents

# 12 WILLOWBED AVENUE

Three Bedrooms

Freehold

Private Rear Garden

Garage

Council Band E

Walking Distance To City Centre

Gas Fired Central Heating

Ample and Driveway Parking

Easy Access To A27



This bright, beautifully balanced home has already had the hard work done for you. Thoughtfully and stylishly extended by the current owners, it offers wonderful spacious family living, whilst still leaving scope for further adaptation if required.

## Accommodation

Step through the storm porch into a generous entrance hall that immediately sets the tone for the sense of space throughout. The dual-aspect sitting/dining room is a calm, airy retreat, filled with natural light and opening through French doors onto the garden—perfect for relaxed family evenings or entertaining friends.

The contemporary fitted kitchen is ready for action, with everything already in place for cooking, hosting and everyday living. To the rear is a versatile study/fourth bedroom, ideal for home working, hobbies or visiting guests. A cloakroom completes the ground floor.

Upstairs, a central landing leads to two impressively sized double bedrooms (one with built-in storage), a third double bedroom and an updated family bathroom. A cleverly designed shower room adds further convenience, making busy mornings a breeze.

## Outside

The west-facing rear garden is a sunny haven—mostly laid to lawn with pretty borders, side access and a terrace that catches the afternoon and evening sun. There's also a wooden shed for storage. The front offers further lawned garden space, ample driveway parking and an attached garage with an up-and-over door.

## Location

Tucked away on a peaceful no-through road, the house sits close to schools and local amenities in a popular southern suburb of Chichester. The vibrant city centre is within easy reach, offering an array of shops, cafés, restaurants, cultural attractions such as Pallant House Gallery and the Festival Theatre, and a mainline station with services to London Victoria.

Nature lovers and weekend adventurers will appreciate the proximity to Chichester Harbour, the sandy shores of West Wittering and East Head, as well as the rolling South Downs and the renowned Goodwood Estate.

## Information

Tenure - Freehold

Council Tax Band - E

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



## ADDITIONAL INFORMATION

**Local Authority** – Chichester


**Council Tax** – Band E

**Viewings** – By Appointment Only

**Tenure** – Freehold

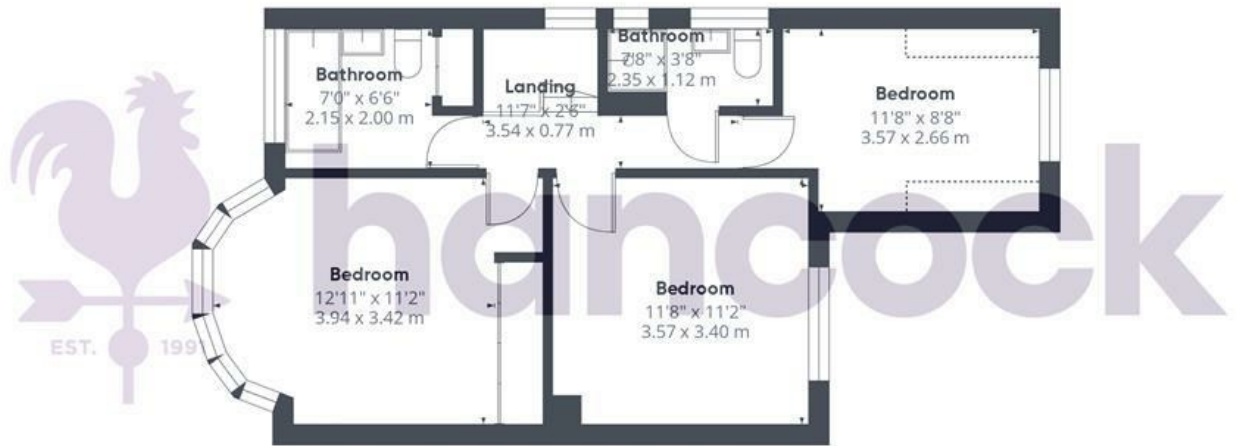


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Floor 0



Floor 1





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 OnTheMarket **Expert**

5 Northgate, Chichester, West Sussex, PO19 1BA

01243 531155

[sales@hancockpartners.co.uk](mailto:sales@hancockpartners.co.uk)