



9 The Pitcroft | Chichester | PO19 6XB

Guide Price £325,000 Freehold



hancock

Lettings & Estate Agents

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- No onward chain
- 3-Bedrooms
- Spacious and light accommodation
- Landscaped rear garden
- Walking distance to the city centre
- Parking

This spacious home has the benefit of a landscaped rear garden and is located close to local amenities and within walking distance of the city centre and St. Richards Hospital.

Accommodation

The accommodation is arranged over two floors. On the ground floor there is a storm porch giving access to a large sitting room/dining room. To the rear there is a spacious kitchen/breakfast room, a utility/boot cupboard and a cloakroom. On the first floor, off a central landing there are two spacious double bedrooms, a single bedroom and a family bathroom.

Outside

To the rear there is a recently landscaped, low maintenance garden which is enclosed by six foot wood panelled fencing and there is a rear gate for access,



what3words

///pushes.tuned.trying



beyond which there is parking.

Location

The property is located a short walk to the north of Chichester's vibrant city centre, near St Richards Hospital and The University of Chichester and there are local amenities nearby which include, shops, cafes and green parkland. The city centre offers a wide selection of further shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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