



18 St. James Square | Chichester | PO19 7HX

Guide Price £235,000

Freehold



hancock

Lettings & Estate Agents

St. James Square | Chichester | PO19

7HX

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- No Onward Chain
- Freehold
- Private Rear Garden
- Close Proximity To City Centre
- Sold As Seen
- Three Bedrooms
- Close Proximity To Schools
- Council Band C

No Onward Chain. A three-bedroom mid-terraced house located in the sought-after St James Square, Chichester.

The property offers well-proportioned accommodation comprising an entrance hallway, a spacious living room with bay windows, kitchen, downstairs bathroom and storage with direct access to garden.

Upstairs, the first floor features a large principal double bedroom, a further double bedroom, and a single bedroom, providing flexible living space suitable for families or those working from home.

Externally, the property benefits from a private rear garden, predominantly laid to patio and lawn, offering excellent potential for outdoor entertaining and landscaping.



what3words ///

tuck.solve.fires



The property is offered Sold As Seen and is not available to investors. It requires modernisation throughout.

Situated just to the east of Chichester city centre, St James Square offers convenient access to a wide range of local amenities, including supermarkets, schools, and transport links, with Chichester railway station approximately one mile away. The area is popular for its proximity to the historic city centre, providing easy access to shops, restaurants, and cultural attractions, as well as the nearby South Downs and coastline.

Additional Information :

Tenure : Freehold

EPC : C

Service Charge : £244.04 per annum (Please contact agent for further details)

Broadband : Up To 1800mbps

Mobile : Good - EE, Three, O2, Vodafone

Sold As Seen

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



Floor 0



Floor 1



Approximate total area⁽¹⁾
656 ft²
60.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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