



48 Victoria Road | Chichester | PO19 7HY

Guide Price £449,950

Freehold



**hancock**

Lettings & Estate Agents

Victoria Road | Chichester | PO19 7HY  
Guide Price £449,950

- Sold No Onward Chain
- Council Band C
- Parking Capabilities
- Walking Distance To City Centre
- Three Bedrooms
- Large Rear Garden
- Modern Fitted Kitchen
- Close To Schools

Step inside this deceptively spacious 1,635 sq ft three-bedroom semi-detached home, perfectly positioned on a quiet residential street just moments from the heart of Chichester city centre.

Arranged over three well-designed floors, this beautifully presented property blends period character with modern living, creating a warm and inviting home that is ideal for both everyday life and entertaining.

The ground floor offers a welcoming sitting room and a dining area that flows effortlessly into a bright sunroom, creating a sociable open space filled with natural light. The recently extended, fully fitted kitchen provides a stylish and practical hub for cooking and gatherings, complemented by a convenient shower room and separate utility room.

Upstairs on the first floor, you'll find three generously sized bedrooms, including one with a versatile dressing room or study, along with a well-appointed family bathroom.

The lower ground floor basement provides excellent storage and exciting potential for further development. With natural light



what3words ///

demand.chat.plots



entering from both the front and rear, it offers a fantastic opportunity to create additional living space, a home office, or a hobby room.

Outside, the property truly shines with a generous rear garden — an ideal setting for relaxing, entertaining, or enjoying outdoor family time.

This charming period home offers remarkable space, flexibility, and character, and must be viewed to fully appreciate everything it has to offer inside and out.

Thanks to its unique side extension, generous internal space, and sought-after residential location, this property represents a rare opportunity to purchase a substantial family home within easy reach of Chichester's city centre, local schools, and amenities.

Victoria Road is a well-established and highly regarded residential address conveniently positioned within easy reach of Chichester's historic city centre. The area offers a variety of local amenities including shops, cafés, schools and parks, while the city centre provides a wider selection of restaurants, cultural attractions and independent boutiques. Chichester railway station is also nearby, offering direct services to London and along the south coast, making the location ideal for commuters. The surrounding area further benefits from the nearby South Downs National Park and the popular West Wittering beaches, providing excellent opportunities for outdoor recreation.

Additional Information :

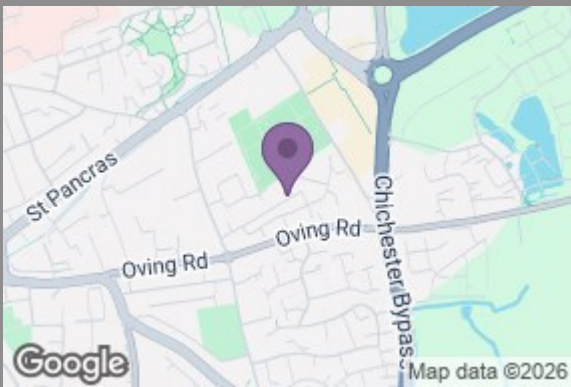
Council Band : C

Tenure : Freehold

Broadband : Up To 1800mbps

Mobile : Good - O2, Vodafone, Three, EE

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.



## Victoria Road



Approximate Gross Internal Area  
 Basement = 28.9 sq m / 311 sq ft  
 Ground Floor = 66.8 sq m / 719 sq ft  
 First Floor = 56.2 sq m / 605 sq ft  
 Total = 151.9 sq m / 1635 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



5 Northgate  
 Chichester  
 West Sussex  
 PO19 1BA  
 01243 531155  
 sales@hancockpartners.co.uk  
 www.hancockpartners.co.uk