St. Pauls Road | Chichester | PO19 3BH

Guide Price £395,000 Freehold

hancock
Lettings & Estate Agents

St. Pauls Road | Chichester | PO19 3BH

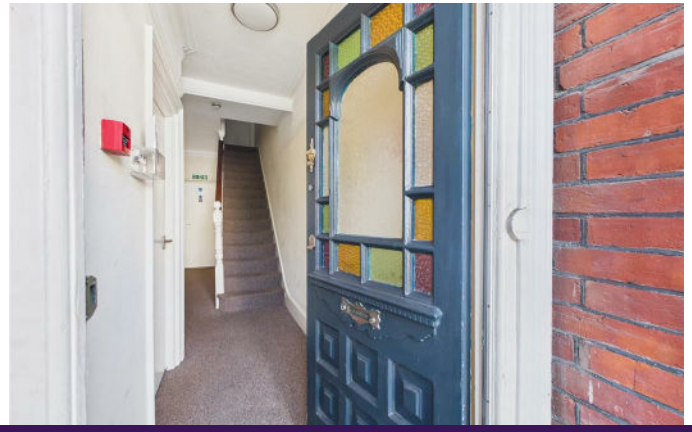
Guide Price £395,000

- No Onward Chain
- Large Reception Rooms
- Shower Room
- Kitchen
- Character Features
- Substantial Property
- Two Separate WCs
- Bathroom
- Utility Area
- Garden

Offered with no onward chain, a spacious and versatile semi detached house with excellent potential as either a four bedroom family home with three reception rooms or a possible six bedroom property, subject to any necessary consents.

Currently arranged and operated as a rental HMO, the property provides generous and flexible accommodation arranged over three floors, making it particularly appealing to investors or buyers seeking a substantial family home.

The ground floor features a spacious entrance hall, large kitchen, utility area, three reception rooms, a shower room and separate WC. The first floor provides three bedrooms, a bathroom and separate WC, while a further bedroom is located on the second floor.



what3words
///finds.lowest.state

Some of the property's original character has been retained, with feature fireplaces providing attractive focal points in two of the bedrooms.

Externally, the property benefits from a garden, whilst the generous proportions and spacious hallways throughout add to the property's overall appeal.

St Pauls Road is conveniently situated within easy reach of Chichester city centre, offering excellent access to the wide range of shops, cafés, restaurants and leisure facilities the historic city has to offer. Priory Park and Oaklands Park are both close by, providing attractive green spaces for recreation, while Chichester railway station is approximately 0.6 miles away, offering regular services towards destinations including Portsmouth, Brighton and London via connections. There are also a number of well regarded schools within the surrounding area.

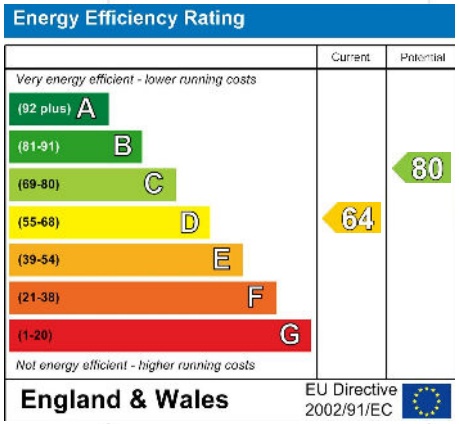
Additional Information :
Tenure : Freehold
Council Band : E
Broadband : Up To 1000mbps
Mobile Coverage : Outstanding - Three; Good - EE, O2, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.

Floor 0

Floor 1

Floor 2



Approximate total area(1)

1414 ft²

131.5 m²

Reduced headroom

53 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

hancock
Lettings & Estate Agents

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