



4 Acacia Villas Blackman Way | Chichester | PO20 1NZ

Guide Price £350,000

Freehold



hancock

Lettings & Estate Agents

Blackman Way | Chichester | PO20 1NZ
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- No Onward Chain
- Two Receptions
- Large Private Rear Garden
- Detached Garage
- Freehold
- Two Double Bedrooms
- Ample Parking
- Council Band C

Situated in the popular village of Hunston, just south of Chichester, this well-proportioned two-bedroom end-of-terrace home occupies a particularly generous plot and offers excellent outside space, ample driveway parking and a detached single garage.

The accommodation begins with an entrance hallway leading through to a welcoming front reception room. To the rear is a second reception room, currently arranged as a dining room, providing a separate and versatile living space. The kitchen has access to the rear of the property and benefits from direct side access into the garden.

Upstairs, the property offers two good-sized double bedrooms, together with an additional study, ideal for those looking for a dedicated home office or flexible extra space. A family bathroom with a separate standing shower completes the first-floor accommodation.



what3words ///

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A particular highlight of the property is the generous plot and rear garden. Being positioned at the end of the terrace, the property benefits from side access and a noticeably larger outside space than many of the neighbouring homes. The garden is predominantly laid to lawn with a patio area, while the additional land provides further outdoor space and offers plenty of potential for a new owner to make their own.

To the side of the property is a private driveway providing off-road parking for multiple vehicles, leading to a detached single garage.

With its generous plot, two double bedrooms, additional study, two reception rooms and excellent parking, Acacia Villas offers a fantastic opportunity for buyers looking for a home with particularly good outside space in a convenient location close to Chichester.

Additional Information :

Tenure : Freehold

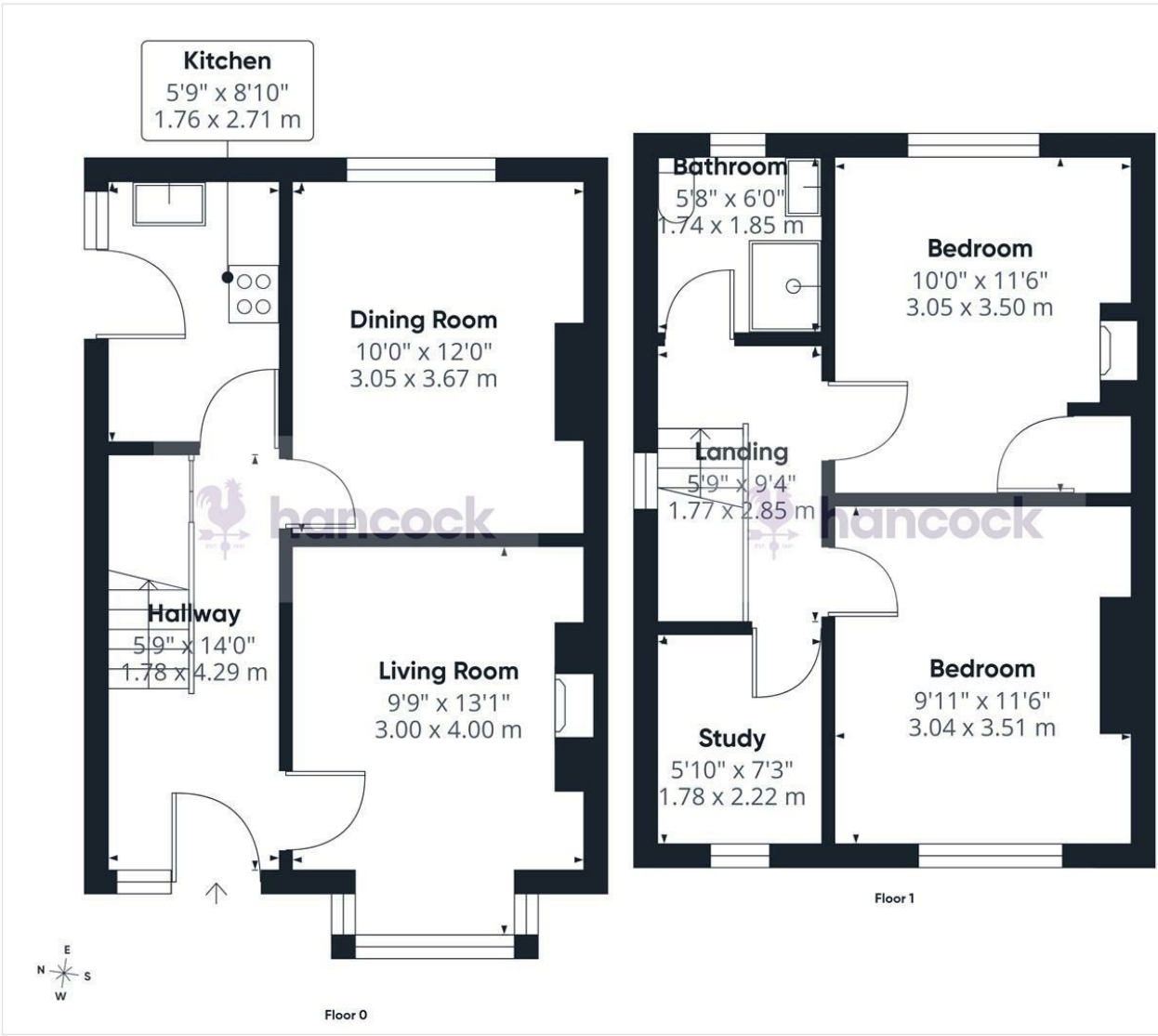
Council Band : C

Broadband : Up To 1800mbps

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.



	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	56	71
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

710 ft²

66 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.

GIRAFFE 360



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