



42 St. James Square | Chichester | PO19 7HX

Guide Price £250,000

Freehold



hancock

Lettings & Estate Agents

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7HX

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- No Onward Chain
- Private Rear Garden
- Freehold
- Council Band C
- Sold As Seen
- Needs Renovating Throughout
- Three Bedrooms
- Close Proximity To Local Schools

Requiring renovation throughout, the property presents an excellent opportunity for those looking to create a home to their own specification or for buyers seeking a refurbishment project.

Upon entering the property, you are welcomed into an entrance hallway providing access to the staircase and the main living accommodation. The living room is positioned at the front of the property and benefits from a large bay window, allowing plenty of natural light into the room, along with a desirable south-facing aspect.

From the living room, there is access through to the kitchen at the rear of the property, with a downstairs bathroom completing the ground-floor accommodation.

Upstairs, the first floor offers three well-proportioned double bedrooms, providing generous accommodation and plenty of scope for a future owner to modernise and reconfigure the space to suit their requirements, subject to



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any necessary consents.

Externally, one of the property's key features is the large private rear garden, offering considerable outdoor space and further potential. The property also benefits from side access to the garden, adding to its practicality.

The property requires renovation and modernisation throughout and is offered for sale as seen, making it an ideal opportunity for buyers looking for a project with significant potential.

Location

St. James Square is conveniently positioned within Chichester, offering good access to the historic city centre and its wide range of shops, restaurants, cafés and everyday amenities. The property is also well placed for local schools and transport connections, while Chichester's mainline railway station provides services towards Portsmouth, Brighton and London, making the location convenient for both local and wider travel.

Additional Information :

Tenure : Freehold

Estate Charge : £244.04 per annum

Council Band : C

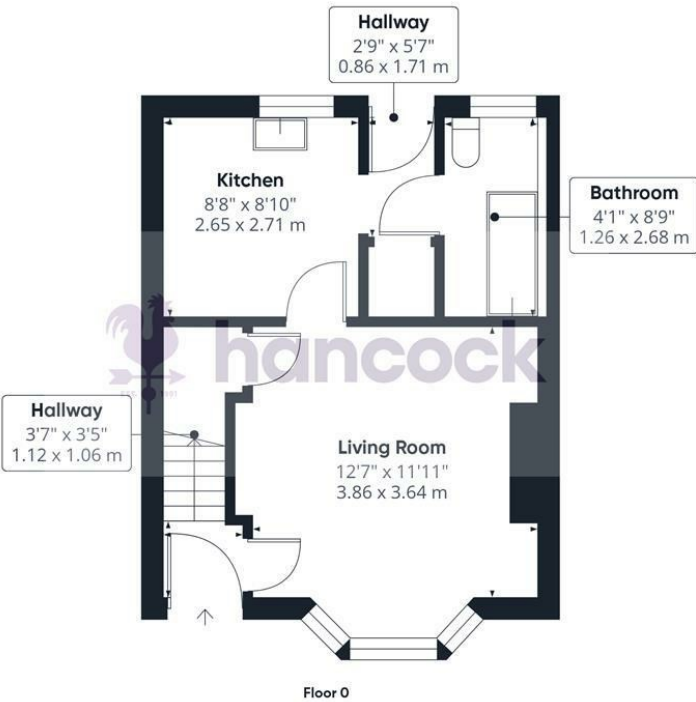
Broadband : Up To 5500mbps

Mobile Coverage : Good - EE, O2, Vodafone; Okay - Three

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	86
(81-91) B		
(69-80) C		
(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		



Approximate total area⁽¹⁾
645 ft²
59.8 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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