

66a Kingsham Avenue | Chichester | PO19 8AX

Offers In Excess Of £140,000 Leasehold

hancock
EST. 1991
Lettings & Estate Agents

Kingsham Avenue | Chichester | PO19 8AX

Offers In Excess Of £140,000

- No Onward Chain
- Ample Storage
- Close to Town Centre
- Private Entrance
- Private Garden
- Spacious Rooms
- Ground Floor Flat
- Easy Access To A27

A well positioned one bedroom ground floor flat, offering spacious and versatile accommodation together with the added benefit of a private garden. The property is ideally suited to first time buyers, those looking to downsize or investors seeking a conveniently located property close to Chichester city centre.

The property is approached via a lockable gate, providing a degree of privacy and security before reaching the front door. Once inside, a spacious hallway offers an abundance of storage, including a very useful walk-in cupboard. This generous space has the potential to be utilised as a utility area, providing additional flexibility and practicality.

The accommodation includes a comfortable reception room and a well-proportioned bedroom, together with a shower room. The kitchen enjoys a pleasant outlook over the private garden, creating a light and appealing space with a lovely connection to the outside.







what3words
///judges.proud.pitch









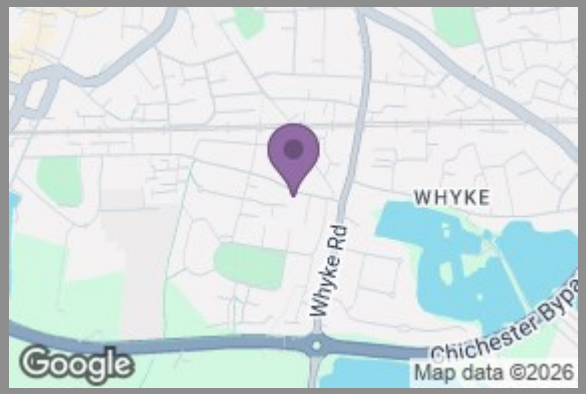


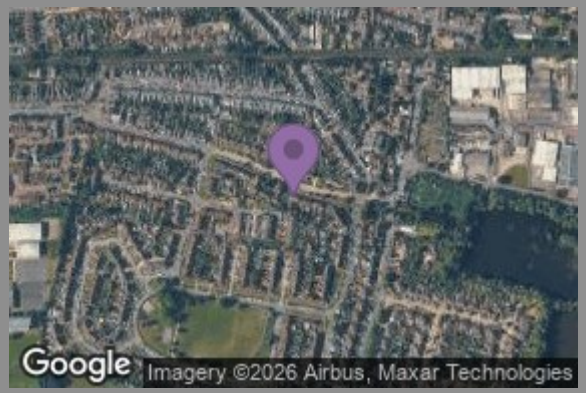
Externally, the garden provides a valuable extension to the accommodation and offers plenty of scope for outdoor seating, entertaining or simply enjoying some fresh air.

Kingsham Avenue is conveniently situated within easy reach of Chichester city centre, offering a good range of local amenities, shops and everyday conveniences close by. Chichester's historic centre, with its extensive choice of independent shops, cafés, restaurants and cultural attractions, is also readily accessible, while Chichester railway station is approximately half a mile away, providing regular services to surrounding towns and cities. The area also benefits from nearby schools, green spaces and excellent transport links, making it a convenient location for a wide range of buyers.

Additional Information :
Tenure : Leasehold
Service Charge : £1224 per annum
Ground Rent : £0 per annum
Council Band : B
Broadband : Up To 5500mbps
Mobile Coverage : Good - EE, O2, Vodafone; Okay - Three

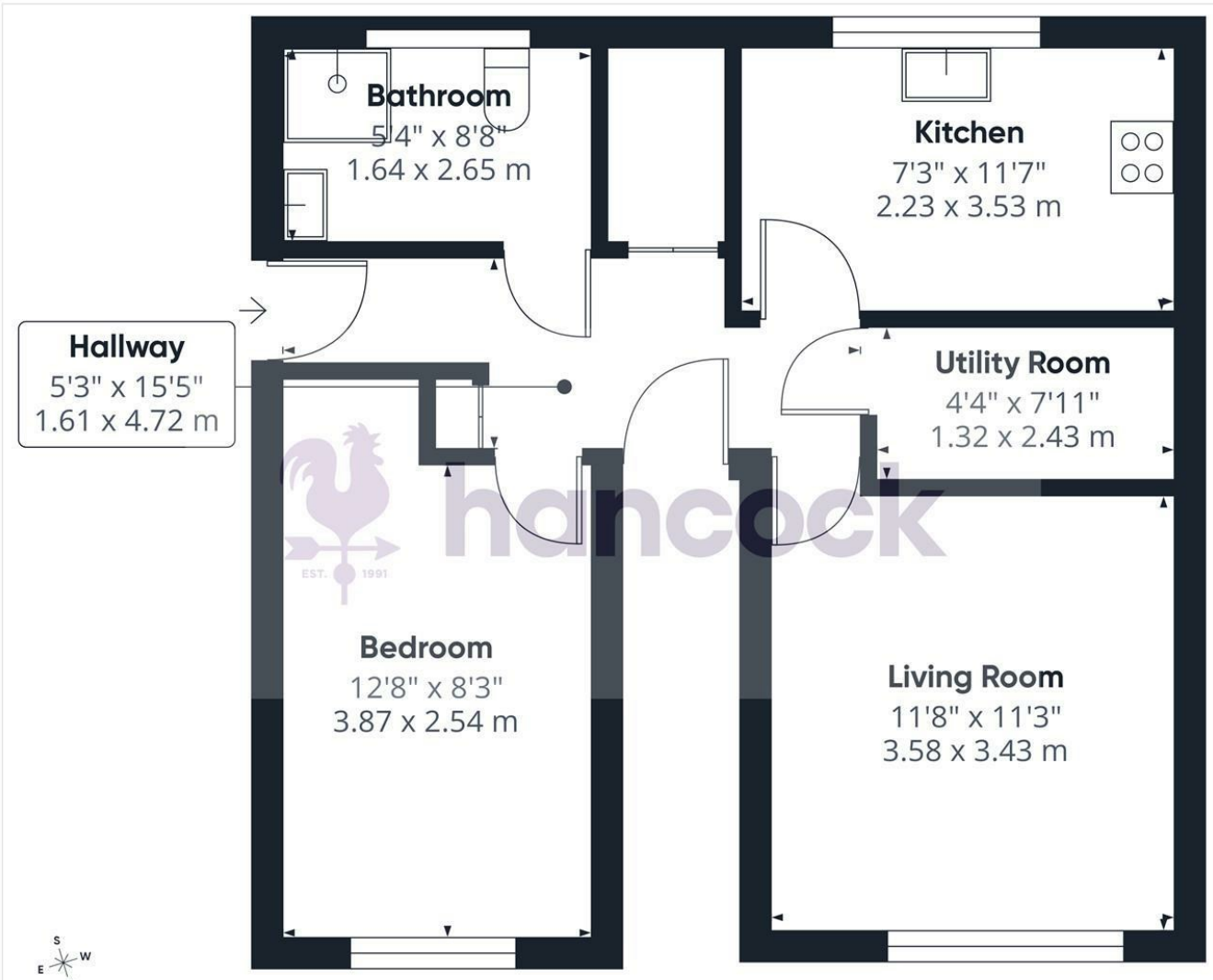
Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	



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Approximate total area(1)
501 ft²
46.6 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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