53 St. James Square | Chichester | PO19 7HX

Guide Price £230,000 Freehold

hancock
Lettings & Estate Agents

St. James Square | Chichester | PO19 7HX

Guide Price £230,000

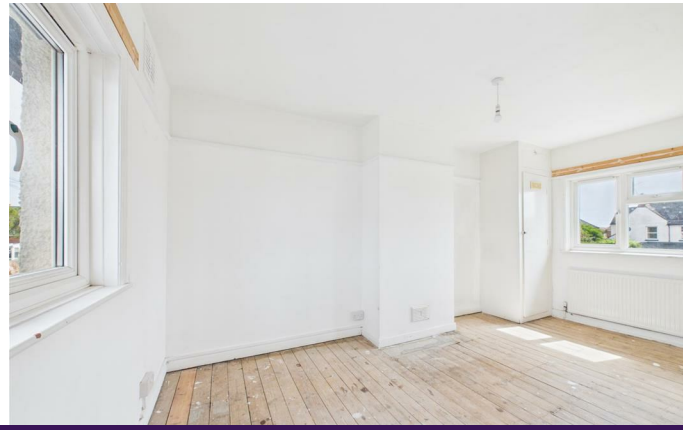
- No Onward Chain
- Council Band C
- Large Private Garden
- Close Proximity Of Schools
- Sold As Seen
- Freehold
- In Need Of Modernising
- Three Bedrooms
- Close Proximity Of City Centre

No Onward Chain. A three-bedroom mid-terraced house located in the sought-after St James Square, Chichester.

The property offers well-proportioned accommodation comprising an entrance hallway, a spacious kitchen extending from the front to the rear of the property with direct access to the garden, a generous living room, and a ground floor bathroom.

Upstairs, the first floor features a large principal double bedroom, a further double bedroom, and a single bedroom, providing flexible living space suitable for families or those working from home.

Externally, the property benefits from a substantial private rear garden, predominantly laid to patio and lawn, offering excellent potential for outdoor entertaining and



what3words ///

lots.state.button

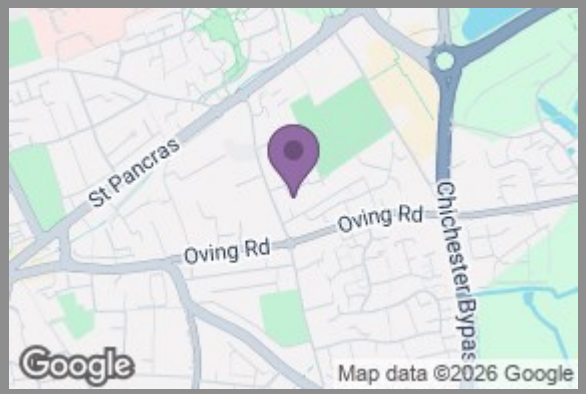
landscaping.

The property is offered Sold As Seen and is not available to investors. It requires modernisation throughout.

Situated just to the east of Chichester city centre, St James Square offers convenient access to a wide range of local amenities, including supermarkets, schools, and transport links, with Chichester railway station approximately one mile away. The area is popular for its proximity to the historic city centre, providing easy access to shops, restaurants, and cultural attractions, as well as the nearby South Downs and coastline.

Additional Information :
Tenure : Freehold
EPC : C
Service Charge : £244.04 per annum (contact agent for further details)
Broadband : Up To 1800mbps
Mobile : Good - EE, Three, O2, Vodafone
Sold As Seen

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.



hancock
Lettings & Estate Agents

Approximate total area(1)

701 ft²
65.2 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(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	

hancock
Lettings & Estate Agents

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