



4 Acacia Villas Blackman Way | Chichester | PO20 1NZ

Guide Price £350,000

Freehold



hancock

Lettings & Estate Agents

Blackman Way | Chichester | PO20 1NZ
Guide Price £350,000

- 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

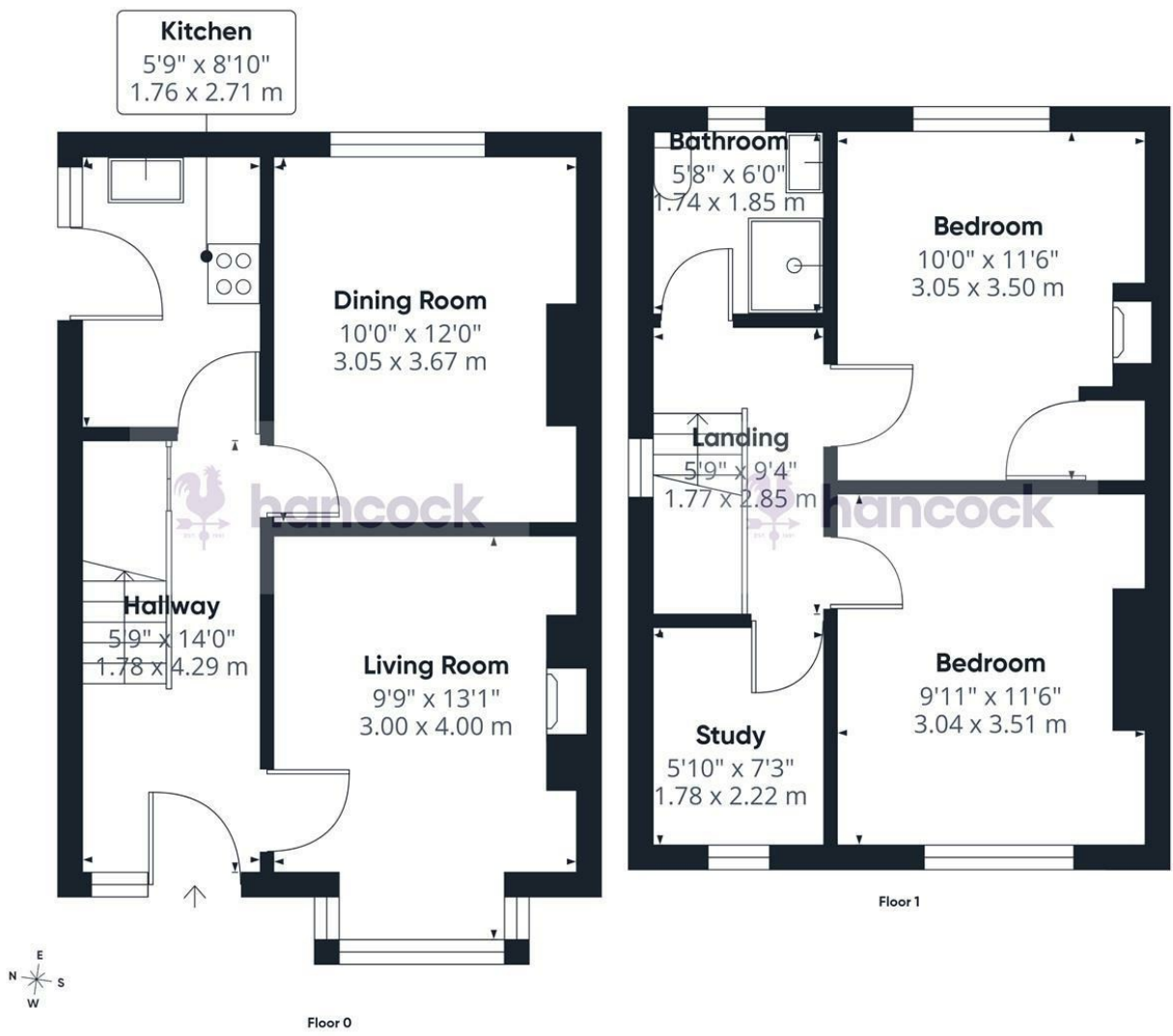
Council Band : C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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