



104 Orchard Street | Chichester | PO19 1DE

Guide Price £350,000

Freehold



hancock

Lettings & Estate Agents

Orchard Street | Chichester | PO19 1DE
Guide Price £350,000

- No Onward Chain
- Groundfloor WC
- Family Bathroom
- City Centre Location
- Open Plan Living
- Two Good Sized Bedrooms
- Enclosed Rear Garden
- Character Features

No Onward Chain

A charming two-bedroom terraced period property offering well proportioned accommodation arranged over two floors.

The ground floor has been arranged to create a sociable open-plan living space, incorporating a comfortable reception area, dining area and fitted kitchen, with a useful utility room and separate WC completing this level.

To the first floor are two good sized bedrooms and a well proportioned family bathroom.

Outside, the property benefits from an attractive rear garden with a sunny aspect, providing a lovely space for outdoor dining, entertaining or simply relaxing, with a number of seating areas to enjoy throughout the day.



what3words
///case.films.pink



Combining period character with practical living accommodation and an appealing garden, this is a well positioned home close to the amenities and attractions of Chichester city centre.

Orchard Street is conveniently situated within easy reach of Chichester city centre, offering a wide range of shops, cafés, restaurants, bars and everyday amenities. The historic city centre is also home to Chichester Cathedral, the Festival Theatre and a variety of independent businesses, while Priory Park provides a popular green space for walking and recreation.

Additional Information :

Tenure : Freehold

Council Band : D

EPC : D

Broadband : Up To 5500mbps

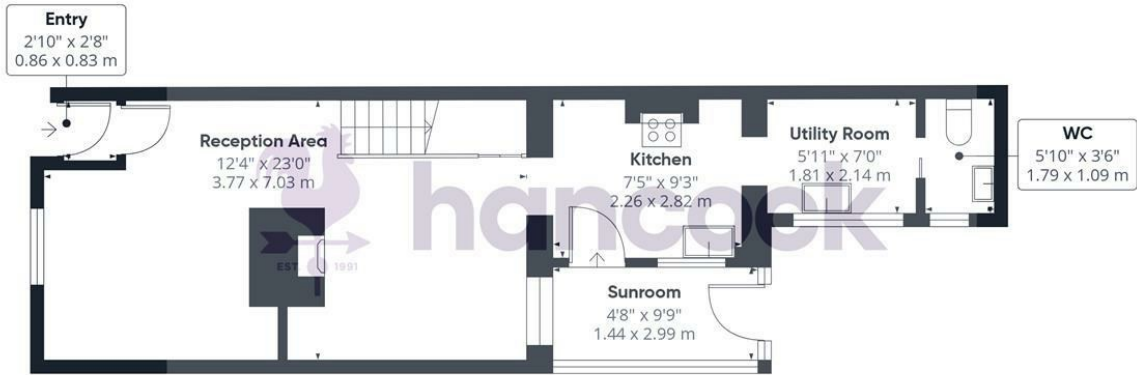
Mobile : Good; O2, Vodafone; Okay; EE, Three

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	63	85
(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 



Floor 0



Floor 1



Approximate total area⁽¹⁾
753 ft²
70 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



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