Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Follow us on

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes

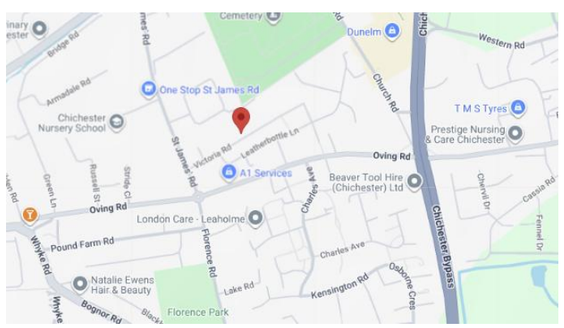
Service you deserve. People you trust.

Asking price
£300,000
Freehold

20 Victoria Road, Chichester, PO19 7HY

http://www.clarkesestates.co.uk **01243 861344**

- **Terraced cottage**
- **2 Double bedrooms**
- **Open plan living/dining**
- **Enclosed rear garden**
- **Close to City centre**



Accommodation

Lounge Diner - 7.7m x 3.33m (25'3" x 10'11")

Kitchen - 3.91m x 1.89m (12'9" x 6'2")

Breakfast Room - 3m x 2.19m (9'10" x 7'2")

Lean To - 2.69m x 1.22m (8'9" x 4'0")

Bedroom 1 - 3.14m x 3.39m (10'3" x 11'1")

Bedroom 2 - 2.4m x 3.25m (7'10" x 10'7")

Bathroom - 2.41m x 2.19m (7'10" x 7'2")

What the agent says... “„

Tucked away within easy walking distance of Chichester’s historic city centre, this delightful two-bedroom terraced cottage is brimming with character and offers deceptively spacious accommodation throughout.

The ground floor features a generous open-plan living and dining space, creating a warm and welcoming area ideal for both relaxing and entertaining. To the rear, a large kitchen/breakfast room enjoys views over the garden and provides ample space for everyday dining. A useful lean-to links the house to the garden and offers excellent potential to be converted into a practical utility area.

Upstairs, the property benefits from a charming split-level layout comprising two well-proportioned double bedrooms and a family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn, providing a pleasant and private outdoor space perfect for enjoying warmer months. To the front, the property benefits from unrestricted on-road parking.

Ideally positioned for enjoying everything the city has to offer, the property is within walking distance of Chichester’s renowned cathedral, theatre, and a wide selection of independent retailers, cafés, bars and restaurants. Chichester train station also provides excellent rail links to London, making the property well suited for commuters.

This characterful cottage would make an ideal first-time purchase, investment, or charming city base.

Material Information:

Council Tax: Arun District Council Band C
Property Type: Purpose built house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: On-Road
Restrictions: None

On 10/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	13 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.