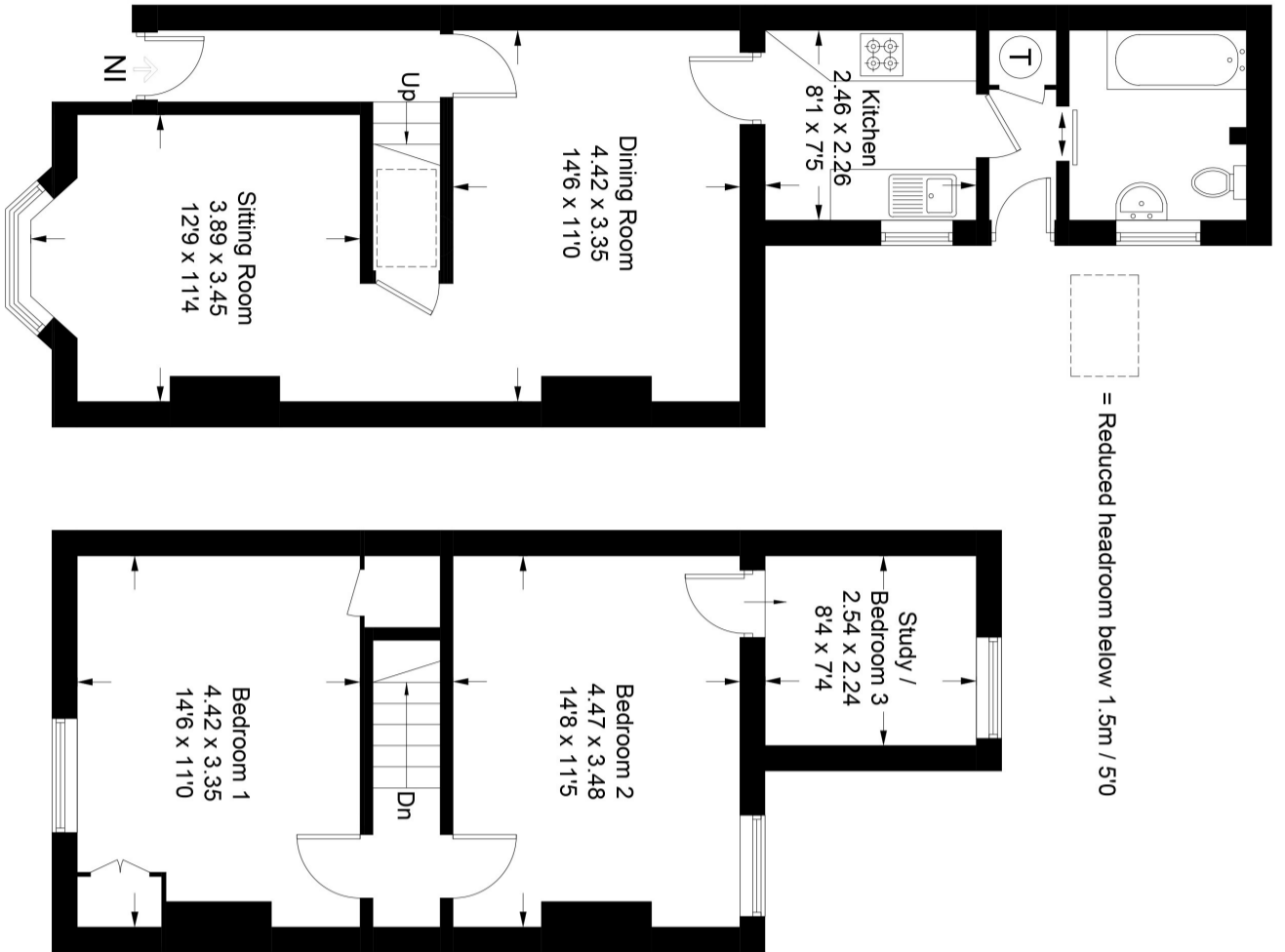


55 Grove Road, PO19 8AP

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft

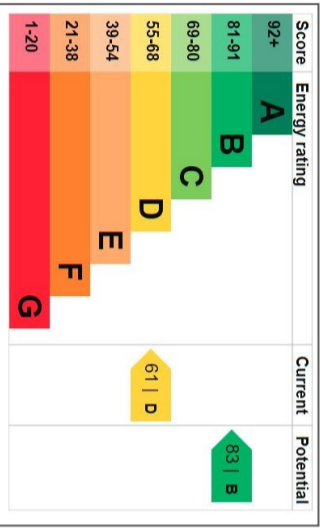
Produced for Stride & Sons Estate Agent.



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Enzo Marketing 2021. (ID746247)



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Grove Road, Chichester

55 Grove Road, Chichester, PO19 8AP.

Situated in this popular residential road an attractive **3 bedrooed** mid terrace house being of brick elevations under a slate roof. The property has been the subject of updating over more recent years having replacement UPVC double glazing, gas fired central heating and modern kitchen and bathroom facilities and has a **south facing courtyard garden** and a brick built outbuilding.

Chichester's main shopping precinct is a within walking distance and offers an excellent range of independent shops as well as those with national brands, restaurants and bars. Priory Park, the Cathedral and Pallant House Gallery are also nearby along with sports facilities, a leisure centre with swimming pool, several supermarkets and a train station with services along the coast and to London Victoria.

The accommodation is arranged as follows:

Panelled UPVC front door to:

- ENTRANCE HALL:** Double radiator. Telephone point. Glazed door to:
 - DINING ROOM:** 14'6 max. x 11'. Double radiator. Recessed bookshelves. Archway with understairs store cupboard to:
 - SITTING ROOM:** 12'9 into bay x 11'4. Open fireplace with brick surround and electric meter cupboard to one side. Double radiator. TV aerial point. Double glazed bay window.
 - KITCHEN:** 8'1 x 7'5. Range of fitted base and wall cupboards. Inset stainless steel sink. Electric double oven with ceramic hob. Plumbing for washing machine. Space for fridge/freezer. Double radiator. Worcester gas boiler for domestic hot water and central heating. Door to:
 - REAR LOBBY:** Airing cupboard with lagged copper cylinder (immersion). Half glazed door to rear garden.
 - BATHROOM:** Panelled bath with tiled surround, separate shower unit over with thermostat control and glazed screen. Low level WC. Pedestal wash hand basin. Electric shaver point. Extractor fan.
- Stairs to:
- 1st FLOOR LANDING:** Hatch to insulated loft. Doors to:
 - BEDROOM 1:** 14'6 x 11'. Radiator. Built in double and single wardrobes.
 - BEDROOM 2:** 14'8 x 11'5. Radiator. Door to:
 - STUDY/BED 3:** 8'4 x 7'4. Radiator.
 - SERVICES:** All main.
 - EXTERIOR:** To the front of the property is a small brick paved garden area with flowering shrub and low garden wall. To the rear is a small courtyard garden with brick built garden shed and a pedestrian gate to the rear. The garden is bounded by a brick wall and has a southerly aspect.

PRICE GUIDE: £300,000 FREEHOLD

- DIRECTIONS:** From our offices proceed south turning right at the crossroads onto Market Avenue and follow the road to the one-way system. Keep left, crossing over the railway line into Basin Road and just before the Police Station, turn left into Kingsham Road. Grove Road is the 5th turning on the left, and having turned in Grove Road follow the road around to the right and the house will be found immediately on the right hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

