



ELIZABETH ROAD

CHICHESTER, PO19 7JF

£330,000
FREEHOLD

A spacious and light home with a large garden and ample parking quietly located towards the end of a no through road within a short distance of the city centre.



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Large front and rear garden |
Ample parking | Spacious
sitting/dining room | Modern
kitchen | Master en-suite | Short
distance from city centre | No
onward chain



Accommodation

The light and airy accommodation is arranged over two floors. On the ground floor

there is an entrance hall which leads to a spacious, dual aspect sitting/dining room, complete with French doors which open onto a south facing terrace. To the rear there is modern fitted kitchen with the potential and space to create a breakfast bar. The kitchen also has access out onto a second terrace and beyond into the rear garden. On the first floor there are three bedrooms (en-suite master) and a family bathroom.

Outside

To the rear lies an enclosed and well-proportioned garden which is mainly laid to lawn with a terrace at one end and hard standing for a shed or home office at the other. To the side of the property there is a second terrace (with south facing aspect) and beyond this a side gate for access. To the front there is a good sized garden which is mainly laid to lawn with mature shrubs planted throughout. A paved path leads from the informal residences off road parking to the property.

Location

The property is set on a popular residential no through road with a number of local amenities close by and is just to the east of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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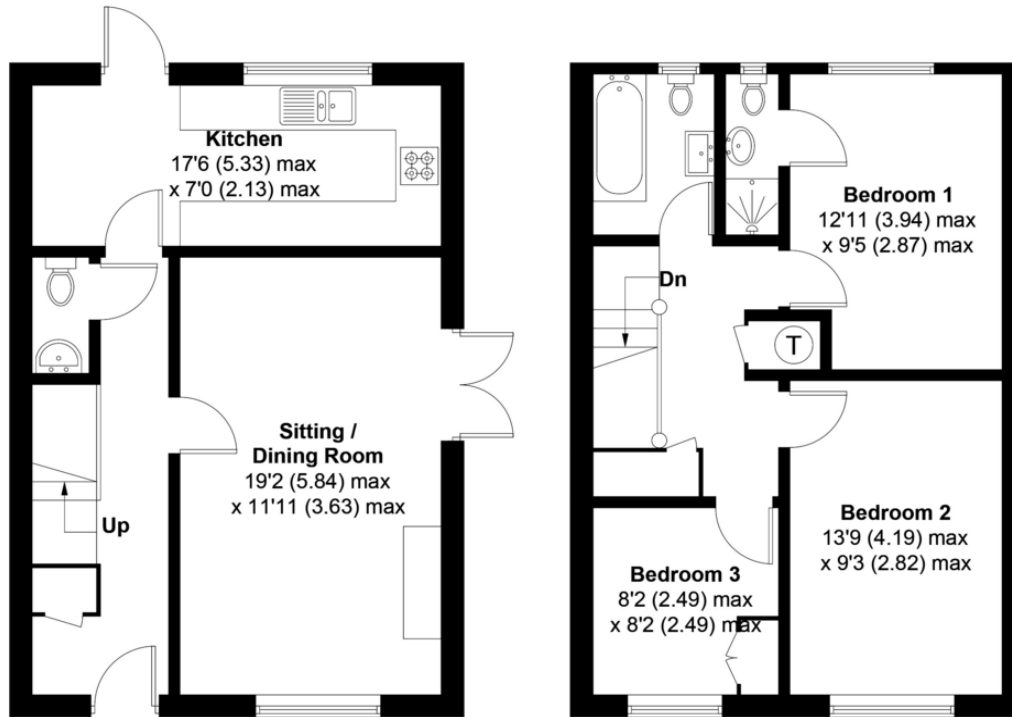


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APPROXIMATE GROSS INTERNAL AREA = 961 SQ FT / 89.3 SQ M



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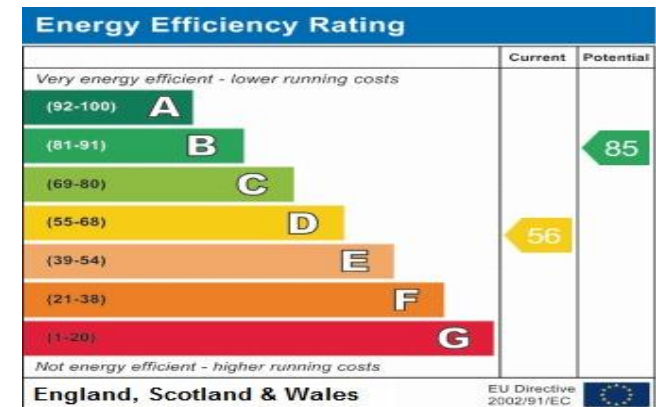
Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID776904)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

