



Henty Gardens, Chichester, West Sussex

todanstee.com 01243 523723



**Tod
Anstee**

Property Consultants

Henty Gardens, Chichester, West Sussex

Situated within level walking distance to the city centre off a sought-after cul-de-sac, a spacious mid terraced property with the benefit of a garage

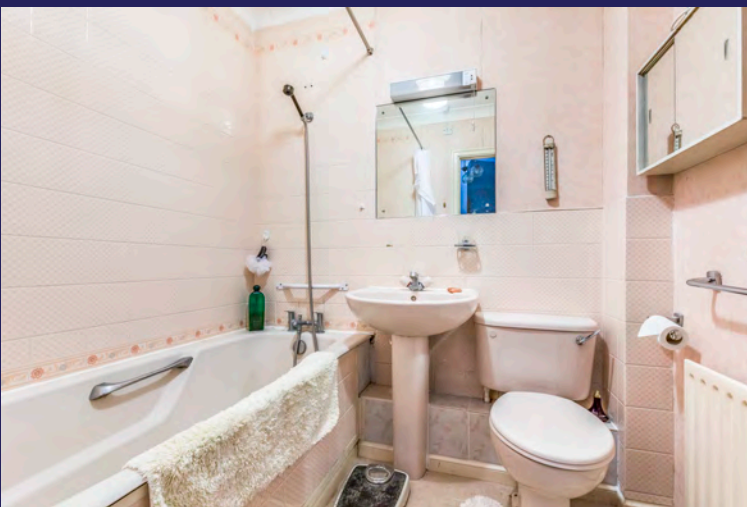
3 bedrooms (1 en suite) | sitting room | dining room | kitchen | conservatory | bathroom | cloakroom | garden | garage | residents parking



Distances & Transport:

Chichester Cathedral: 0.3 miles | Chichester Station: 0.9 miles |
Bishop Luffa School: 0.8 miles | Goodwood: 3.1 miles | West Wittering: 9 miles





Description:

Situated within this popular and private residential close, just off Westgate, this charming mid terraced home provides spacious accommodation across two floors.

Upon entering the property there is an entrance hall which follows through to a good sized sitting room with a feature south-facing bay window. Beyond there is a useful dining room and a kitchen to one side. Towards the rear of the property there is a conservatory and to the front a cloakroom, completing the ground floor. Upstairs there are three bedrooms. A particular feature is the main bedroom, arranged across the full width of the property with a dressing area and an en suite shower room. A family bathroom completes the first floor.

Outside there is an attractive patio garden with many flowering shrubs and plants within the borders. Nearby to the property there is a garage along with residents parking.



Situation:

Henty Gardens is located just a moments walk from the historic centre of Chichester. The city's famous cathedral and cloisters are just around the corner alongside extensive shopping facilities, popular bars and restaurants. The Westgate Leisure Centre and Chichester Squash and Tennis Club are nearby, and the internationally renowned Festival Theatre is just over half a mile away. Other activities include nearby horse racing, motor racing, flying and golf on the Goodwood Estate, or sailing from Chichester Harbour.

Communications are excellent with a nearby mainline station providing a regular service to London Victoria in about 1 hour 40 minutes, and Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.



26 Henty Gardens, Chichester, PO19 3DL

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft

Outbuilding = 13.4 sq m / 144 sq ft

Total = 105.2 sq m / 1132 sq ft

viewing strictly by
appointment

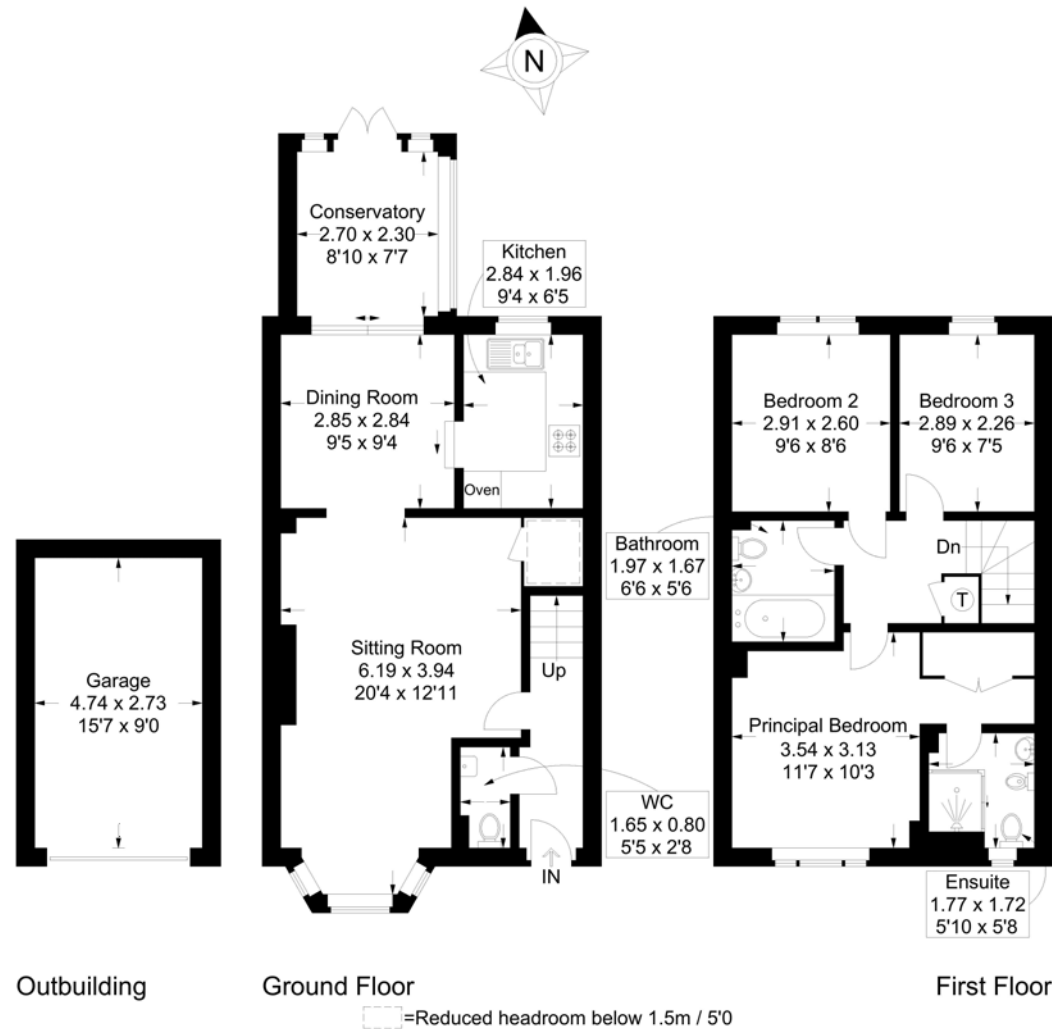
virtual viewings
available upon
request

Gross internal area
(including garage):
105 sq m (1,132 sq ft)

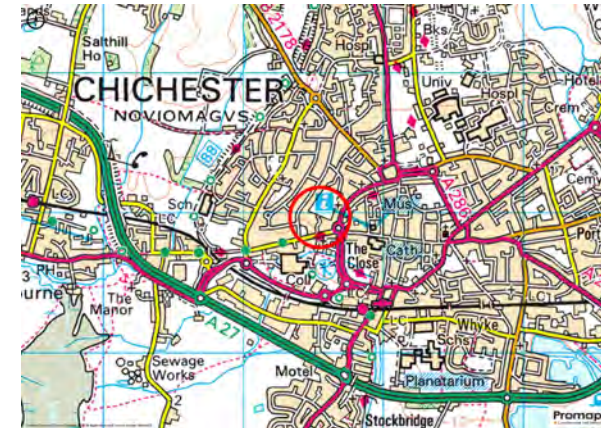
General Information

FREEHOLD
EPC Rating: C

Postcode:
PO19 3DL
Services:
Mains drainage / gas
Chichester District Council:
01243785166
West Sussex County Council:
01243 777100



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.



todanstee.com

01243 523723

sales@todanstee.com

Tod Anstee Property Consultants Ltd for itself and as agent for the vendor or lessor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or Contract. 2. Reasonable endeavours have been made to ensure that information in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey. 3. All statements in these particulars are made without responsibility on the part of Tod Anstee Property Consultants Ltd or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Tod Anstee Property Consultants Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair, condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when taken and you should rely upon actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.

The Old Coach House, 14 West Pallant, Chichester, West Sussex, PO19 1TB