



21 New Park Road, Chichester

A fine 1,383 sqft town house in a gated development in the heart of the city, with off road parking and a garage



- ▶ A fabulous 1,383 sqft town house
- ▶ Ground floor en-suite bedroom/reception room
- ▶ Garage and driveway
- ▶ Convenient for shopping precinct
- ▶ Attractive view from first floor sitting room
- ▶ West facing garden
- ▶ Gated development

A fine quality town house situated in an exclusive private gated development in the heart of the city with a view over the picturesque Litten War Memorial Gardens.

Built by respected local developer Seaward Homes in 2012, the property offers versatile accommodation over three storeys. On the ground floor there is a spacious entrance hall with an interior door to the garage. There is also an en-suite bedroom/reception room with French doors leading out to an enclosed west facing courtyard garden. The garden is paved for ease of maintenance and provides an ideal entertaining space for a barbeque, and/or decorating with plant pots. The primary living accommodation is on the first floor comprising a utility room/cloakroom, sitting room with a balcony overlooking Litten Gardens and a comprehensively fitted west facing kitchen/dining room at the rear. On the second floor there are three further bedrooms and a family bathroom. The principal bedroom has an en-suite shower room.

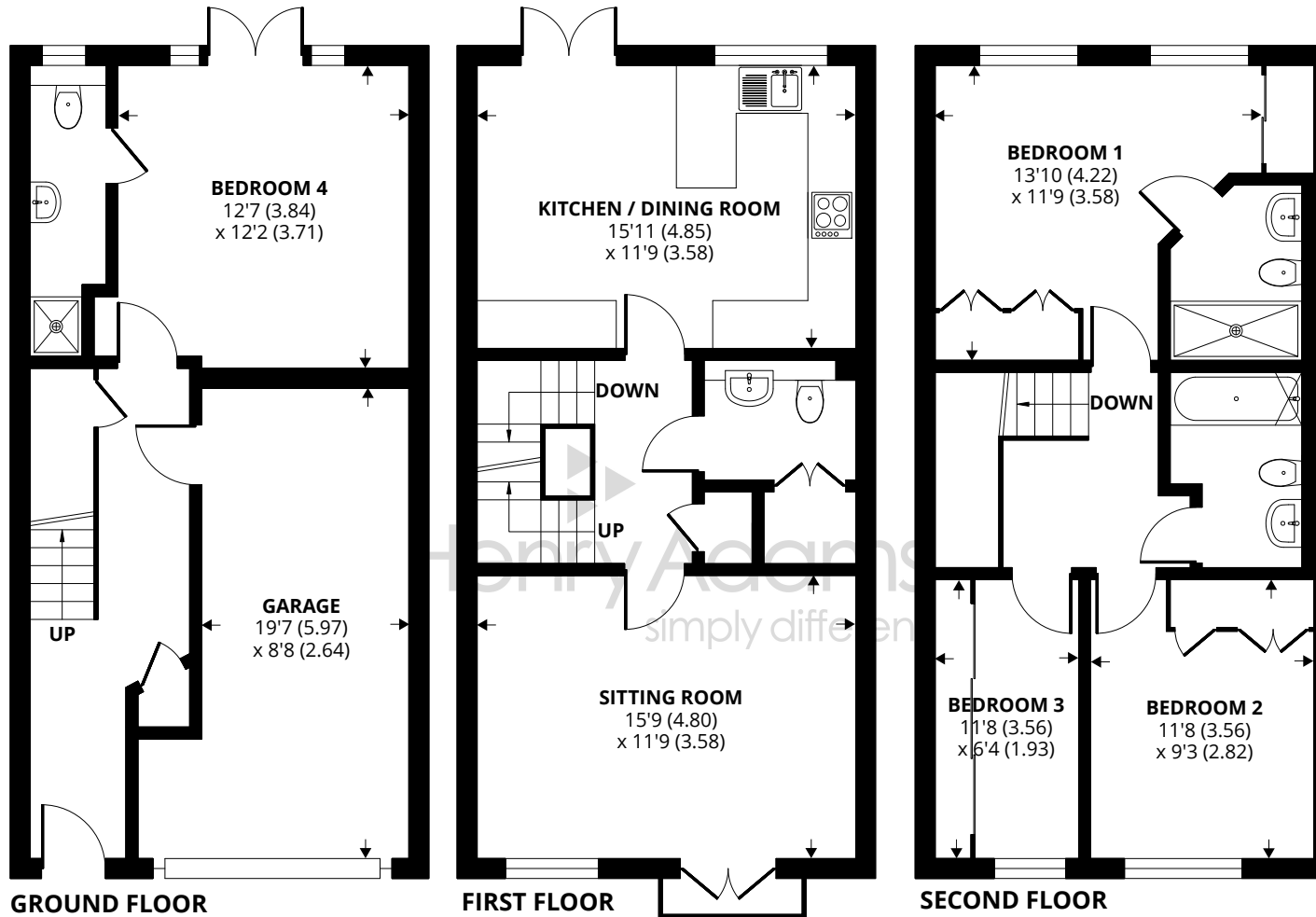
At the front there is a private drive providing off-road parking for one car.

Estate Management Charge £97.83 per month. To include exterior window and gutter cleaning and gardening of communal garden area.

Chichester District Council - 23/24 Tax Band F £3,059.93

<https://what3words.com/thank.towns.firms>





Approximate Area = 1383 sq ft / 128.4 sq m

Garage = 184 sq ft / 17 sq m

Total = 1567 sq ft / 145.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property can be found within yards of the pedestrianized city centre and occupies a wonderful position with views over Litten War Memorial Gardens. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From the end of East Street, proceed into the one way system bearing left into New Park Road, the property is on the left. For parking turn left after the pedestrian crossing into Keats Way where you will find a public car park.

