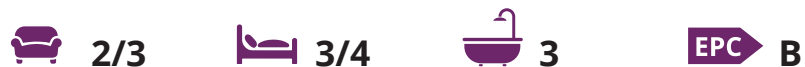






## 23 New Park Road, Chichester

A fine 3/4 bedroom town house situated in a private gated development the heart of the city



- ▶ Versatile 1,331 sqft accommodation
- ▶ First floor sitting room with balcony
- ▶ West facing courtyard garden
- ▶ Garage and private drive
- ▶ Newly redecorated and carpeted
- ▶ Delightful Memorial Garden view
- ▶ Ground floor bedroom/garden room with en suite shower room
- ▶ No onward chain

Located in the heart of the city, this immaculately presented 3/4 bedroom mid-terraced town house offers a luxurious and convenient lifestyle. Just a leisurely ¼ of a mile level walk from the city centre, this property is ideal for those seeking a vibrant urban living experience.

The property boasts a Juliet balcony accessed via the dining area, providing a picturesque view over the Litten Memorial Gardens. The first floor features a spacious sitting room with a balcony, a stylish kitchen/dining room fitted by Sylvarna Kitchens, and a convenient cloakroom/utility room.

Additionally, a versatile ground floor garden room/bedroom with an en-suite shower room and French doors opening to the rear courtyard garden offer flexibility and privacy. The second floor comprises three bedrooms and a bathroom, with the principal bedroom featuring an en-suite.

Exclusive to this property is its placement within a private gated development with visitor parking, an integrated garage, and a private drive. Offered with no onward chain, this residence is truly 'ready to move into', providing a sophisticated and comfortable urban sanctuary.

Chichester District Council - 24/25 Tax Band F £3,214.03

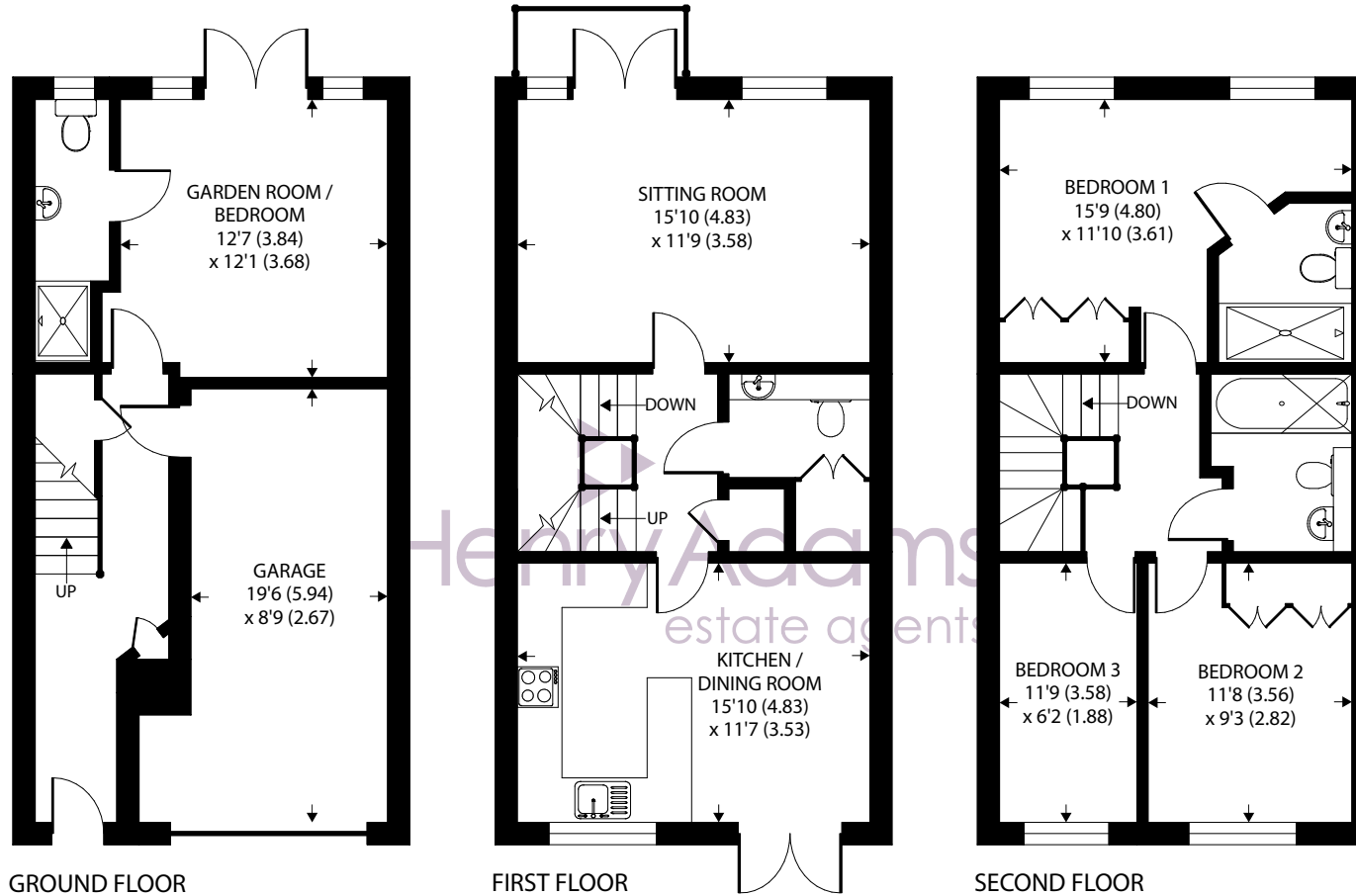






Litten Gardens War Memorial





Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 184 sq ft / 17.1 sq m

Total = 1515 sq ft / 140.7 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 service to London Victoria. Goodwood is famous for its many event days. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area has 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. [what3words.com/globe.visual.camera](http://what3words.com/globe.visual.camera)



