



34 King George Gardens, Chichester

A semi-detached house in a much requested location.



- ▶ Cul-de-sac position
- ▶ En-suite
- ▶ New carpets
- ▶ Driveway
- ▶ Vacant possession
- ▶ Three bedrooms
- ▶ Conservatory
- ▶ West facing garden
- ▶ Garage
- ▶ Close to the city centre

Situated in a sought-after cul-de-sac location, close to the city centre and renowned Festival Theatre, lies this semi-detached house.

Benefiting from vacant possession, the property has recently been redecorated and new carpets laid. On the ground floor a cloakroom, kitchen/breakfast room and sitting room can be found with the addition of a conservatory to the rear which leads to the west facing garden. Three bedrooms, one with en-suite facility, and a bathroom/WC can be found on the first floor.

Outside, the property benefits from an adjoining driveway which leads to a single garage, with a personal door opening in to the west facing garden.

Estate Charge: Approximately £250 pa

Chichester District Council - 24/25 Tax Band E £2,719.56





King George Gardens, Chichester, PO19

Approximate Area = 1012 sq ft / 94 sq m (excludes garage)

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

Short walk to the Festival Theatre and onto the city centre of the cathedral city of Chichester. There is excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood to the north 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 water sports 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 Northgate circulatory system, proceed north on the A286 Broyle Road signposted to Midhurst. Continue past the Festival Theatre on the right and then take the next turning on the left into King George Gardens. Proceed to the end where number 34 is in the right hand corner.

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