



## 30 King George Gardens, Chichester

A chain free house enjoying a cul-de-sac position.



- ▶ End of terrace house
- ▶ Cloakroom
- ▶ Conservatory
- ▶ En-suite shower room/WC
- ▶ South facing garden
- ▶ Kitchen
- ▶ Sitting room
- ▶ Two double bedrooms
- ▶ Bathroom/WC
- ▶ Attached garage

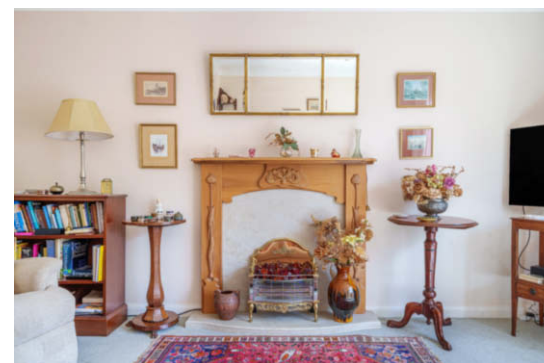
A two double bedroom end of terrace house in a highly sought after position close to the Festival Theatre and the city centre. King George Gardens is a private estate built by Croudace Homes in the grounds of the former Royal West Sussex Hospital, and is well maintained to a high standard.

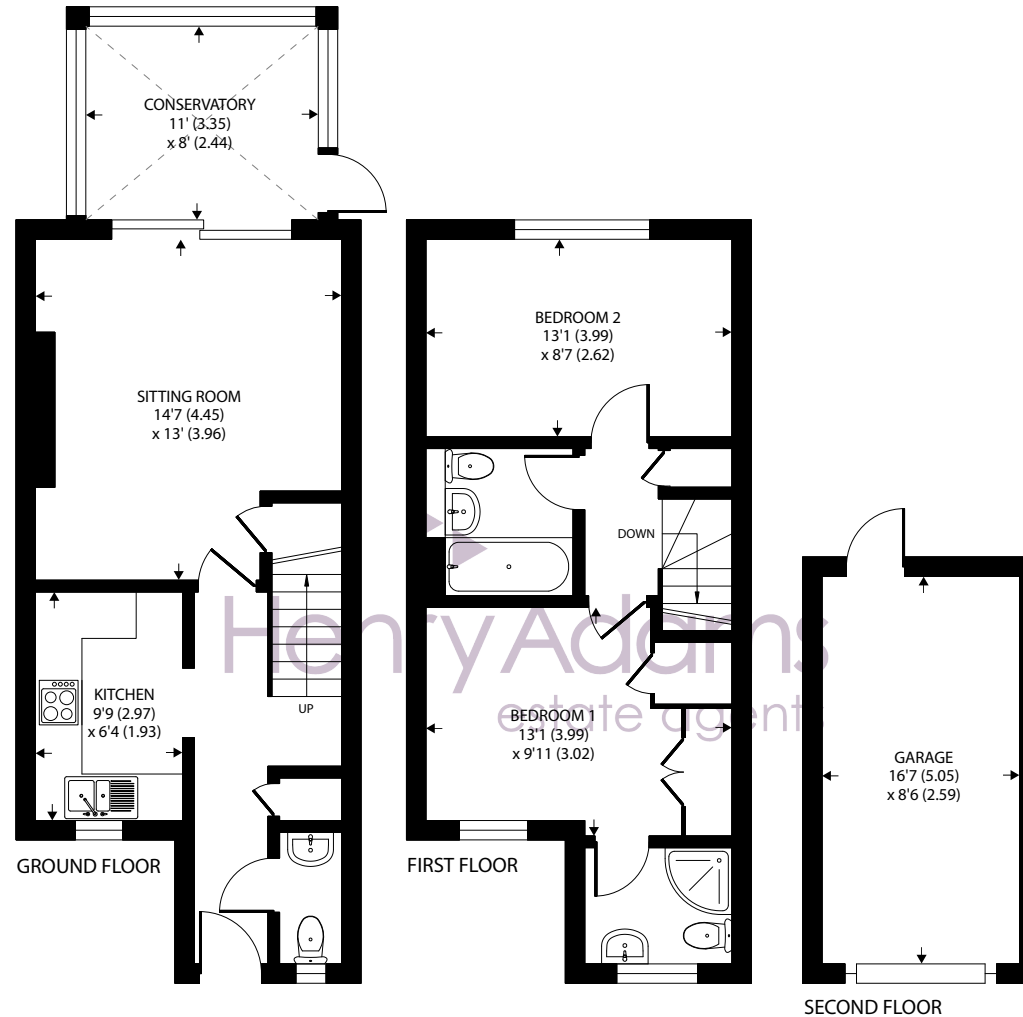
Enjoying a position at the far end of a cul-de-sac, the property benefits from gas central heating and double glazed windows. The accommodation consists of a cloakroom, kitchen and sitting room with a conservatory leading off which overlooks the rear garden. On the first floor, there are two double bedrooms one of which benefits from an en-suite shower room/WC. A bathroom/WC can also be found on this floor.

Outside, to the front of the property is a driveway which provides off-road parking and leads to an attached garage with personal door leading to the rear garden. The rear garden enjoys a southerly aspect and is paved for low maintenance.

Locked residents' gate providing short cut to local One Stop shop close by.

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





Approximate Area = 833 sq ft / 77.3 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 975 sq ft / 90.4 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

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 30 is towards the end on the left.

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