



15 Grosvenor Road, Chichester, PO19 8RS

Guide Price £525,000

 **Henry Adams**  
estate agents



# 15 Grosvenor Road, Chichester

A semi-detached house situated in a popular location

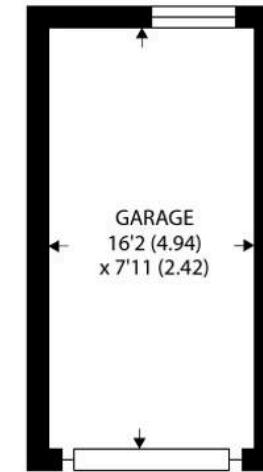
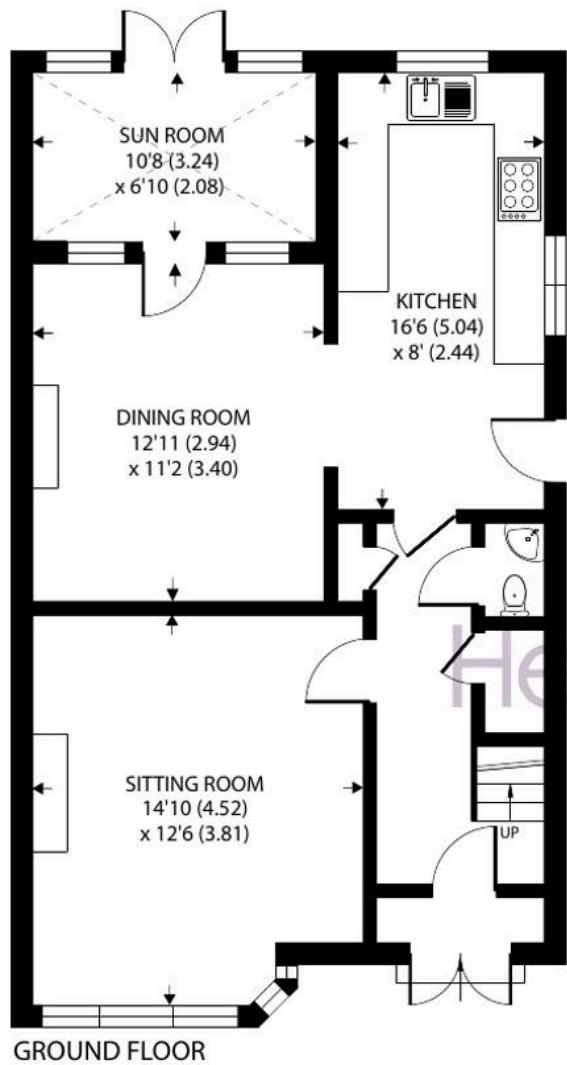
- Character semi-detached house
- Sitting room
- Kitchen
- Dining room
- Sun room
- Cloakroom
- Three bedrooms
- Bathroom/WC
- Garage and driveway
- Lovely garden

Located in the sought-after Donnington area, within walking distance of Chichester via the canal towpath, this semi-detached house built in the 1930s offers well-proportioned accommodation with potential for extension, subject to obtaining necessary consents. The front of the property features a sitting room with wooden floorboards, a bay window, and an appealing fireplace. The kitchen is thoughtfully designed and flows openly into the dining area, with a sun room that overlooks the rear garden. On the ground floor, there is also a cloakroom. Upstairs, three bedrooms and a spacious bathroom with a separate shower cubicle can be found.

Outside, the property includes a driveway for multiple vehicles leading to the garage. The rear garden is a notable highlight, featuring a spacious lawn with mature flower and shrub borders. At the end of the garden a decked area with a pergola provides an ideal space for outdoor entertaining.







Approximate Area = 1218 sq ft / 113.1 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1347 sq ft / 125.1 sq m

For identification only - Not to scale



Location - Situated within the sought-after Donnington area of Chichester nearby there is a parade of shops nearby, including a butcher, a hairdresser and a florist, as well as a Co-op convenience store. The property is approximately half a mile south of the leisure complex/restaurants/cinema, the canal and Chichester's train station with services to London (Victoria) and along the coast. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. 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 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 - Proceed south out of Chichester on the A286 (signposted to The Witterings). Take the first turning on the left into Grosvenor Road and the property is on the left opposite Belgrave Crescent. what3words - chained.sleep.stir

Chichester District Council - 24/25 Tax Band £2,182.13 EPC-D

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

