



# PARKLANDS ROAD

CHICHESTER, PO19 3DY

£545,000  
OIEO

A beautifully extended and recently updated family home (1630 sq ft) with a west facing garden located just to the north of Chichester's historic city centre.



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## PARKLANDS ROAD

Gas fired central heating | 3

Ground floor reception rooms |

Kitchen/breakfast room | 3

Double bedrooms | Utility room |

Ground floor cloakroom |

Driveway parking



This stunning home offers spacious, modern and flexible family accommodation which has been skilfully extended and is arranged over two floors. A real feature is a large contemporary kitchen/breakfast room (complete with bespoke island), which flows beautifully into an extended and spacious brick-built conservatory which in turn leads onto an outside decking area making the entire of the rear accommodation perfect for entertaining or busy family living. The rear extension also incorporates a useful study area and the property benefits further from two more ground floor reception rooms. An enclosed westerly facing garden, a small garage and driveway parking for several vehicles further add to the property's appeal. The location allows ease of access to Chichester's city centre (a short distance away) however there are also a number of key amenities within the local area which include a GP surgery, vets practice, convenience store, butchers and a takeaway outlet.

### Accommodation

On the ground floor there is a good sized entrance hall which leads to a spacious kitchen/breakfast room, complete with bespoke island, fitted units and a stunning range cooker. An extended brick-built conservatory lies to the rear and is of generous proportions and has access to the rear garden via

French doors all of which make it a great entertaining space. A study area flows nicely into a dining room and in turn into a good sized and homely sitting room, complete with modern wood burning stove. A useful utility room and a cloakroom complete the ground floor. On the first floor, off a central landing lie three good sized double bedrooms (master with en-suite shower room) and a modern family bathroom.

### Outside

To the rear lies an enclosed westerly facing garden which is mainly laid to lawn and features three young fruit trees and a mature vine. There is also a large, slightly raised wooden decking area, perfect for both alfresco dining or outside entertaining. To the front there is ample parking in the form of a newly laid driveway and access to a small integral garage via wooden double doors.

## Location

The property is located on a popular residential road a short distance to the north of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

## PARKLANDS ROAD

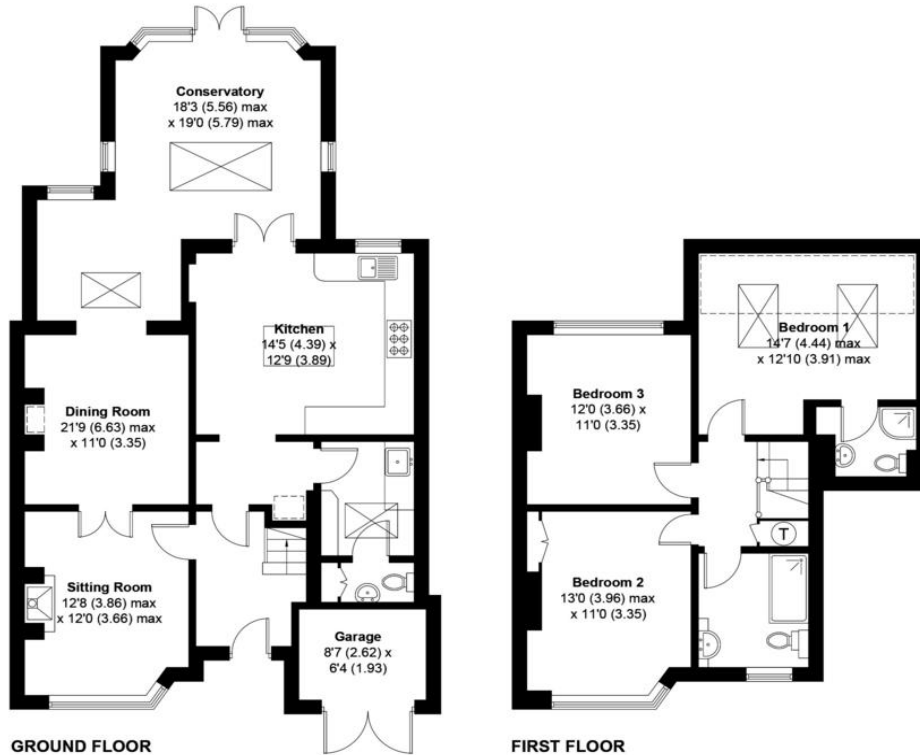


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APPROXIMATE GROSS INTERNAL AREA = 1630 SQ FT / 151.4 SQ M  
(INCLUDING GARAGE)



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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID711866)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

