



PARKLANDS ROAD

CHICHESTER, PO19 3DU

£375,000
FREEHOLD

A well-proportioned bungalow with a garage and large rear garden quietly located on a popular road just to the north of the city centre.



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Gas fired central heating | 2
Double bedrooms | Potential to
extend (subject to planning) |
Driveway parking | Local
amenities close by | No onward
chain | EPC - D



The well-arranged accommodation is spread over one floor and to the rear lends itself to extending/enlarging (subject to planning).

The rear garden is of very generous proportions and there is also a garage and driveway parking for several vehicles. The property is located on a popular road just north of the city's historic centre but also has the benefit of a number of more local amenities close by which include a butcher, pharmacy, takeaway outlet and a convenience store.

Accommodation

Once inside there is a large entrance hall leading to two double bedrooms (both with bay windows) and beyond into a spacious sitting/dining room which has access into the garden via sliding doors. A family bathroom and a fitted kitchen complete the accommodation.

Outside

To the rear lies a large garden which is mainly laid to lawn with a number of mature shrubs planted throughout and there is a seating area in the form of a terrace. To the front there is driveway parking for a number of vehicles, a single garage and a lawned area enclosed by a low-level wall. The property is approached via a paved path which leads to the front door.

Location

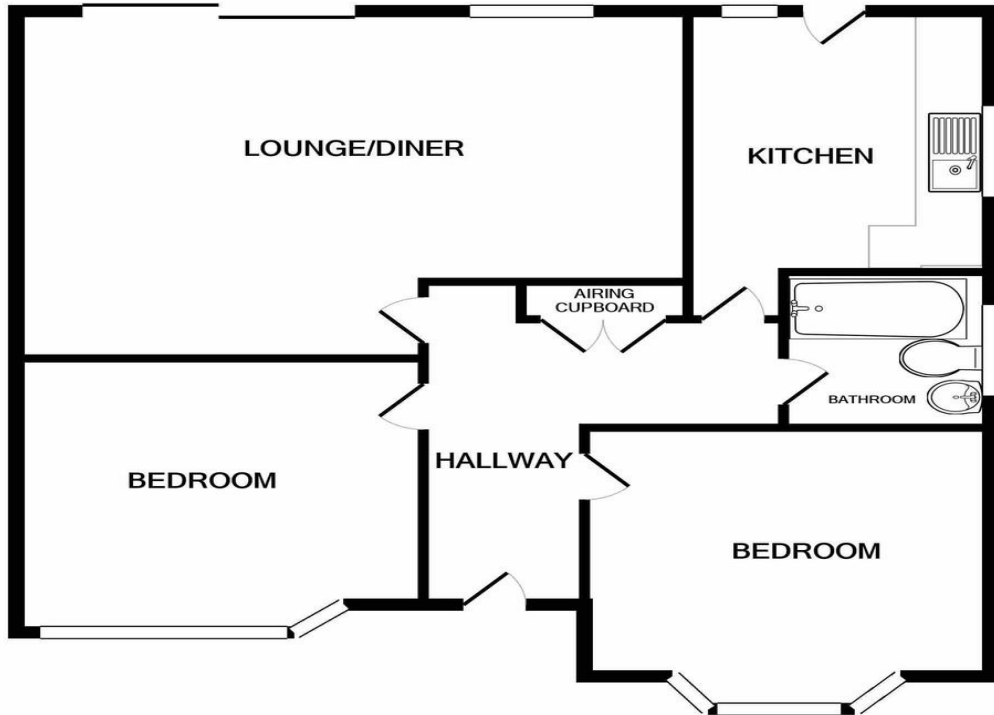
The property is situated on a popular residential road just to the north of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity 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.

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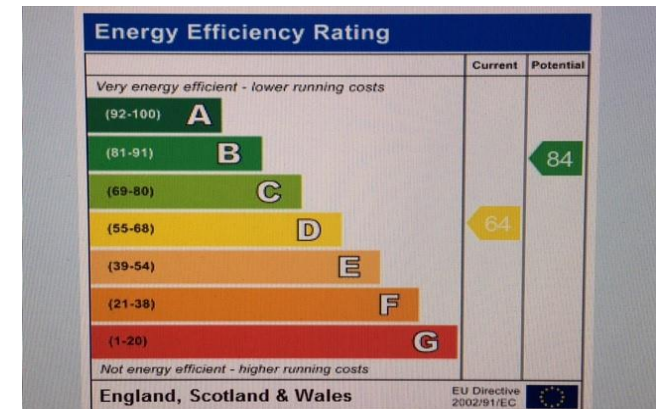
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EPC

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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