



KING GEORGE GARDENS

CHICHESTER, PO19 6LB

£335,000
FREEHOLD

A well-proportioned terraced house with a south facing garden located in desirable King George Gardens just to the north of Chichester's historic city centre.



hancock
Lettings & Estate Agents

Gas fired central heating | 2
Double bedrooms (en-suite
master) | Family bathroom |
Ground floor cloakroom |
Enclosed south facing garden |
Driveway parking | No onward



This practical terraced house has been cleverly constructed to allow maximum floorspace and has deceptively spacious accommodation arranged over two floors. As well as the en-suite master bedroom there is a family bathroom and a ground floor cloakroom, ample storage in the form of two large ground floor cupboards plus built-in wardrobes in the master bedroom and to the rear there is large sitting/dining room which has access into a delightful south facing garden. The property is located towards the rear of a no through road in the desirable King George Gardens area of Chichester and is situated a stone's through to the north of the city's historic centre.

Accommodation

On the ground floor there is a long entrance hall (complete with a useful cupboard) which leads to a cloakroom and fitted kitchen. To the rear lies a spacious, south facing sitting/dining room with access into the garden via sliding doors. This room also has a large store cupboard. On the first floor, off a central landing there is a good-sized master bedroom (complete with en-suite and ample built-in storage), a second double bedroom and a family bathroom.

Outside

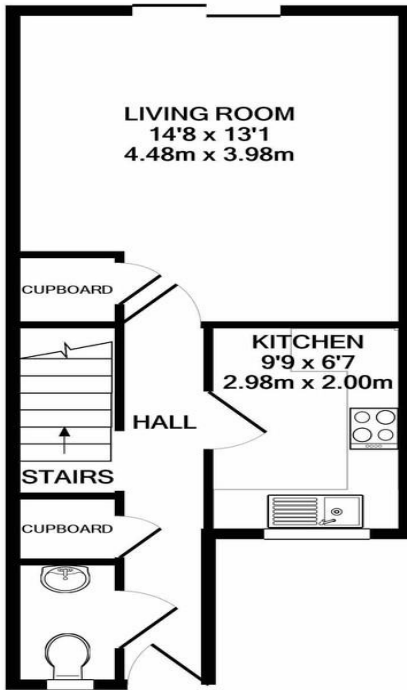
To the rear there is an enclosed south facing garden which is mainly paved with mature borders and shrubs planted throughout. There is also a wood-built summer house and a secure rear gate. To the front there is parking in the form of a paved driveway and further visitor parking can be found close by within the development. The property is approached via a paved path which leads to the front door.

Location

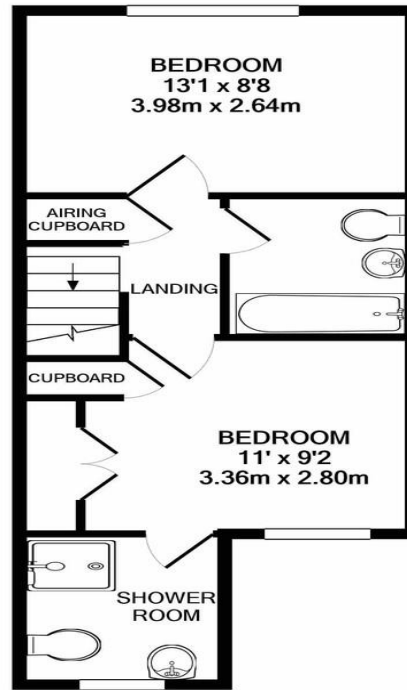
The property is located a very short distance to the north of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre (approx 4 minutes walk away), Pallant House Gallery and its close 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.





GROUND FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

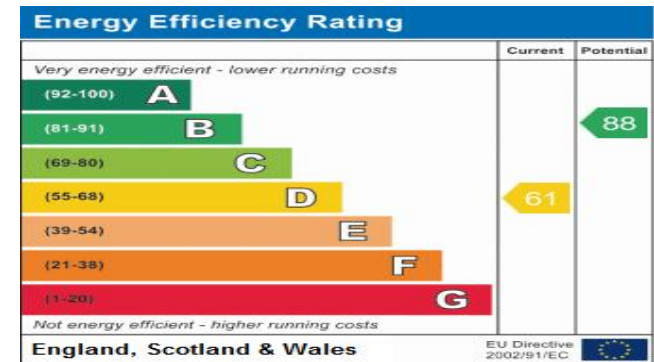


1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 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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EPC



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