



14 Priory Road, Chichester

Beautifully presented townhouse overlooking Priory Park in the heart of Chichester



- ▶ Beautifully Presented Throughout
- ▶ Central Location
- ▶ Large Master Bedroom Suite
- ▶ Family Bathroom
- ▶ Allocated Parking
- ▶ Stunning Outlook
- ▶ Kitchen/Diner
- ▶ Two Further Bedrooms
- ▶ West Facing Garden

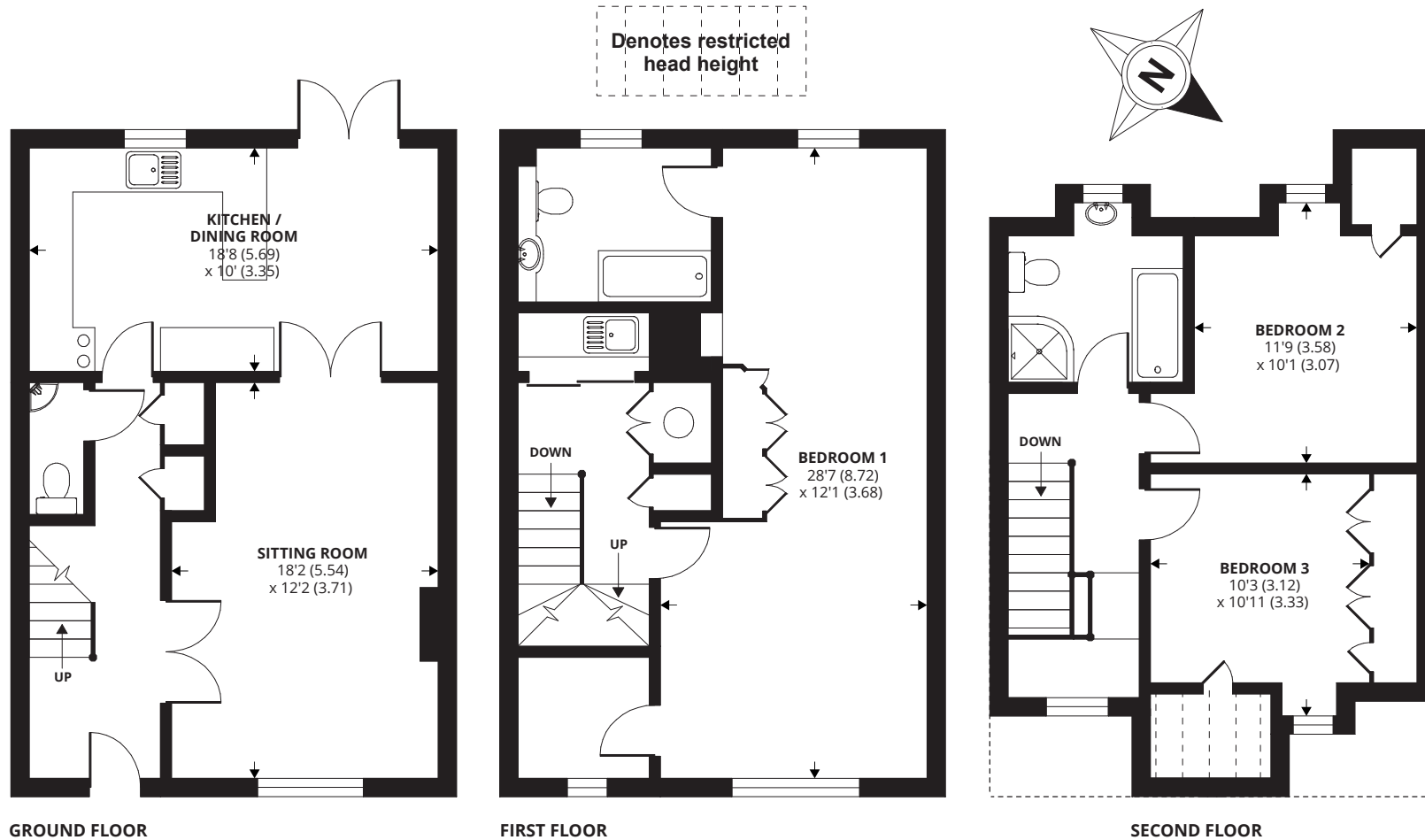
Set in the heart of Chichester overlooking Priory Park and close to North Street, this modern three storey townhouse is in superb condition throughout. The house has been greatly improved by the current owner since being purchased in 2011, and has a modern kitchen and stylish bathrooms.

The ground floor has a generous sitting room with an attractive stone fireplace. There is a good size kitchen / breakfast room across the rear of the house with French doors opening to the garden. The kitchen has a range of attractive fitted units, integrated appliances and a gas AGA. There are also two good size storage cupboards and a ground floor WC. The first floor has the large master bedroom suite with en suite bathroom, fitted wardrobes, walk in wardrobe and a study area. It enjoys a pleasant outlook over Priory Park. This space was previously two separate rooms that have been knocked into one. In addition there is a laundry cupboard on the landing housing the washing machine and tumble dryer, and a sink. The top floor has two double bedrooms and a bathroom.

The attractive west facing courtyard is laid to patio with perimeter flowerbeds and a shed. A gate leads to the private parking to the rear. There is one allocated parking space.



APPROX. GROSS INTERNAL FLOOR AREA 1505 SQ FT 139.8 SQ METRES



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

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. 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 windsurfing 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

By foot, from the city centre cross proceed in an easterly direction along East Street, turning left into St Martins (beside Marks & Spencers). Continue northward to the end of the street and cross over into Priory Road. Pass the Park Tavern public house on your left and number 14 will be found a short distance along on the left hand side.

30/10/17 details approved

