



3 Conifers Park | Pine Grove | Chichester | PO19 3PN

Guide Price £1,000,000

Freehold



**hancock**

Lettings & Estate Agents

# Iona

Pine Grove | West Broyle

Chichester | PO19 3PN

Guide Price £1,000,000

- Virtual Tour
- Four Bedrooms
- Garage
- Kitchen/Dining Room
- Front and Rear Gardens
- Conservatory
- Private Parking
- Close To Schools
- Close To City Centre
- Family Bathroom

Hancock and Partners proudly present this stunning four-bedroom detached home located on Pine Grove, Chichester.

This charming family home offers a well-designed layout, perfect for family living. Spread across two floors, the ground floor features an inviting hallway, a spacious sitting room with a fireplace, a large glass conservatory, an office, a downstairs W/C, a dining room, a utility room, and a kitchen with fitted cupboards and integrated appliances, providing ample space for a dining table—ideal for entertaining guests. The kitchen also provides direct



what3words ///

divider.mirror.stag

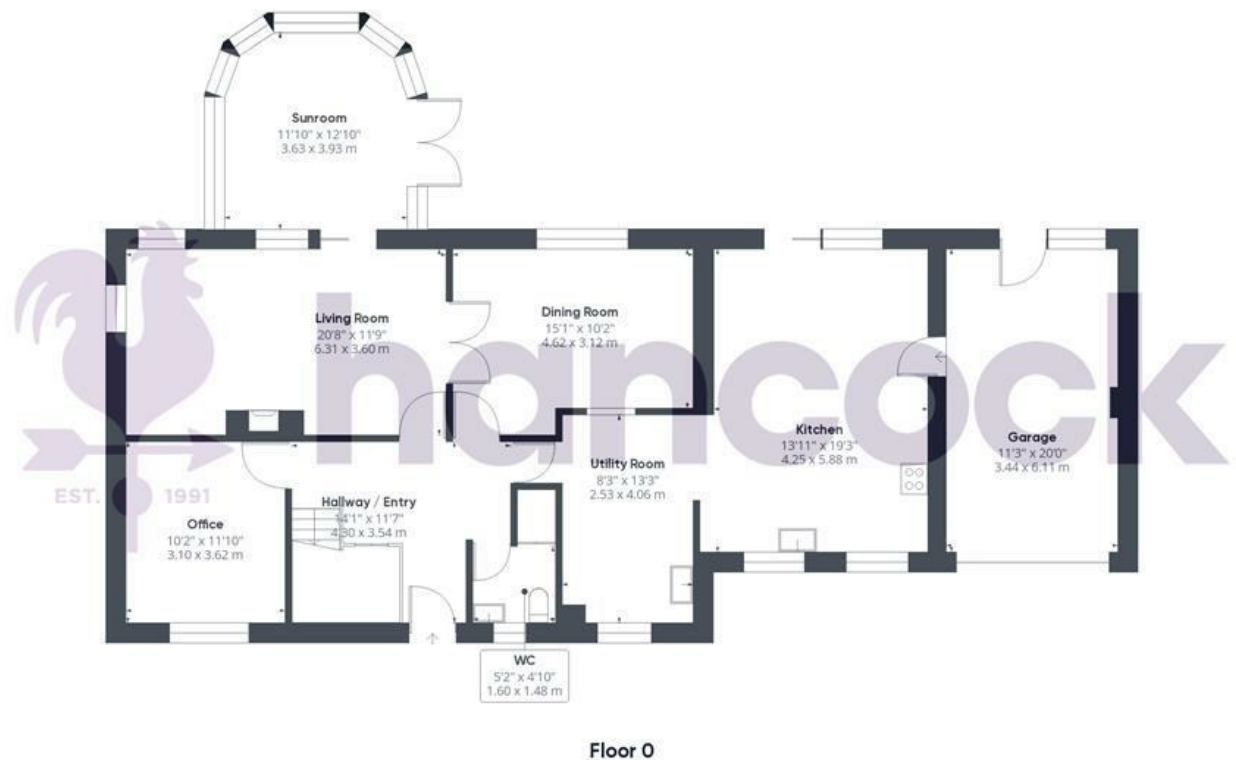


access to the garage, which offers ample storage space.

Upstairs, you'll find four double bedrooms, each with built-in storage. The master bedroom boasts an en-suite with a walk-in shower, while the family bathroom features a shower over the bath.

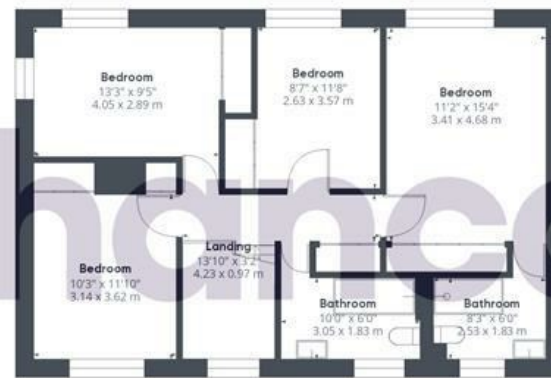
The property is set on a generously sized, secluded plot. The front of the house features an attractive lawn and a driveway with space for multiple cars. At the rear, a paved patio area leads to a lawn bordered by hedging and shrubbery, creating a pleasant green aspect and ensuring privacy.

Pine Grove is a sought-after development located within two miles of Chichester city centre. This historic cathedral city offers a wide range of cultural, leisure, and shopping facilities, including the renowned Festival Theatre, the Pallant House Gallery, and the historic cathedral. There is also a variety of restaurants, wine bars, and brasseries to enjoy. The nearby Goodwood Estate provides a golf and leisure club, along with hosting annual motor and horse racing events. The mainline railway station offers services to London Victoria via Gatwick Airport (approx. 90 minutes), and the A27 provides access to Brighton to the east and Southampton to the west. North of Chichester, the South Downs National Park offers miles of beautiful walks and cycle routes. For boating and sailing enthusiasts, Itchenor and Chichester sailing clubs and marinas offer excellent facilities. Additionally, there are excellent schooling options nearby, including Westbourne House and Great Ballard School at Eartham.



**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>69</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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