



71 Grove Road | Chichester | PO19 8AP

Guide Price £399,950 Freehold



hancock

Lettings & Estate Agents

Grove Road | Chichester | PO19 8AP

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- Semi-detached
- South facing rear garden
- Loft room
- Two en-suites
- Updated accommodation
- Garden office
- Two double bedrooms
- Freehold

This stunning two double bedroom property has been updated by the current owner and now offers light and contemporary accommodation and is located just south of Chichester's city centre.

Accommodation

The updated accommodation is arranged over three floors and briefly comprises of a sitting room, with fireplace which flows nicely into a dinning room, again with fireplace and beyond into a galley style, extended kitchen. There is also a useful wc. On the first floor, off a central landing there are two double bedrooms, both with en-suites with the master also benefiting from a dressing room. Accessed via the second bedroom there is a loft room, currently used as a second sitting room.

Outside

To rear lies a well-kept, south facing garden, enclosed by



what3words ///

///heat.radar.tree

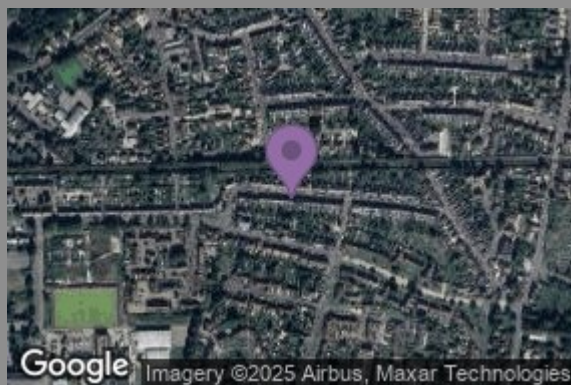


6ft wood panelled fencing, with a side gate for access and complete with a sun trap of a terrace and a useful, detached home office/studio. The latter is currently used to run a business from. To the front, enclosed by a low level brick wall is a small shingled area with a paved path leading to the front door.

Location

Situated on Grove Road a moment to the south of Chichester's vibrant city centre, the property also has local amenities close by which include two primary schools, a children's nursery, convenience store and a park. Chichester's city centre has fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters a haven for sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (blue flag beach) and East Head, the latter offering well preserved sand dunes. The world renowned Goodwood Estate lies a short drive to the north in the stunning South Downs National Park with much enjoyment to be had at its many motor car and horse racing events and golf enthusiasts can also enjoy its two famous courses.





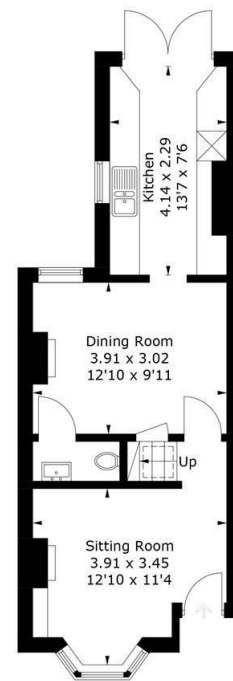
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Grove Road, PO19

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft
 Office = 10.4 sq m / 112 sq ft
 Total = 86.9 sq m / 935 sq ft

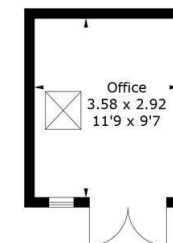
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



hancock
 Lettings & Estate Agents

5 Northgate
 Chichester
 West Sussex
 PO19 1BA
 01243 531155

sales@hancockpartners.co.uk
 www.hancockpartners.co.uk