



8 New Park Road | Chichester | PO19 7XH

Guide Price £695,000



hancock

Lettings & Estate Agents

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- No onward chain
- Large kitchen breakfast room
- En suite shower to principal bedroom
- Garage and off road parking
- Council tax – F
- 3 bedroom Victorian home
- Open fireplaces in two reception rooms
- Paved garden with brick built planters
- Views over Jubilee Gardens

Accommodation

This attractive, Victorian, flint and brick home, has sash windows throughout and can be entered through a beautiful, partially stained glass door. The living room, approached from the hallway, is of a generous size, has an open fire and overlooks Jubilee gardens. Double doors lead through to a separate dining room, also with an open fireplace. To the rear of this substantial home is an extension, built in 1986, housing a light and bright kitchen breakfast room. With ample room for a family breakfast table, this is a social space, with plenty of worktop and kitchen units and space for a fridge freezer, washing machine, dishwasher and currently a gas cooker. There are glazed double doors for access to the garden and a separate area for boots and coats, as well as a further door to the garden.

To the first floor you will find the principal bedroom, also overlooking Jubilee Gardens. There is an ensuite shower room and a wall of fitted wardrobes. A family bathroom



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and a single bedroom complete this floor.

To the second floor you will find bedroom two, full of character, this bedroom also has a built in wardrobe and useful eaves storage.

Outside

There is a passage to the side of the property, giving pedestrian access to the rear garden. The garden is paved, with flower beds and raised brick planters. There is a door giving access to a large garage with parking for one car and a separate workshop. Beyond the garage there is a further parking space. A lane at the rear of the property gives access to the garage and parking.

Location

New Park Road is located within the heart of Chichester's city centre near St Richards Hospital and overlooking parkland and the city's historic Roman wall. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.

Information

Tenure - Freehold

Council Tax Band – F

Broadband Speed - Up to 70mbps

Mobile Coverage - EE, Three, O2





Energy Efficiency Rating

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



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