

# Parklands Road, Chichester      ASKING PRICE OF £500,000



- **Three Bedroom Semi-Detached House in Chichester**
- **No Onward Chain**
- **Highly Sought After Position In Parklands Chichester**
- **Garage & Driveway**



## Parklands Road, Chichester, West Sussex, PO19 3DX



Situated on the ever-popular Parklands Road in Chichester, this three-bedroom semi-detached home presents a rare opportunity to acquire a property in one of the city's most sought-after residential areas. Set back from the road with a driveway and garage, this house offers excellent potential for modernisation and extension, making it ideal for those looking to create their perfect family home. The accommodation is generously proportioned and includes a bright living room, an open plan dining room, that opens into a large conservatory overlooking the rear garden. A separate kitchen and downstairs W/C round off the ground floor. Upstairs, there are three bedrooms—two doubles both with built in wardrobes and one single—as well as a bathroom and an additional WC.

The property is in dated condition throughout and would benefit from a comprehensive programme of refurbishment. However, its solid structure and desirable layout offer a fantastic blank canvas for a buyer with vision. To the rear is a long garden, currently slightly overgrown, but with some attention and landscaping could become a beautiful outdoor space for children to play, family gatherings, or simply relaxing in the sun. To the front, the house features a driveway with parking for one car, and a garage to the side. There is scope to expand the driveway to accommodate a second vehicle by incorporating part of the front garden, subject to any necessary permissions.

Located in a quiet and established residential neighbourhood, Parklands is known for its excellent schools, easy access to Chichester city centre, and proximity to local amenities, parks, and transport links. This property represents a rare chance to purchase a home with immense potential in a premier Chichester location. Once refurbished, it would make a superb family home.





## Picture this...

Why not take a short ride or leisurely walk into Chichester city centre and soak up the charm of this historic cathedral city, with its fantastic selection of independent shops, cafes, restaurants, and cultural attractions? Chichester is well known for its vibrant arts scene, theatre, and rich heritage, making it a wonderful place to explore and enjoy.

Alternatively, just imagine strolling around the Parklands area, where you'll find a welcoming community atmosphere and a selection of well-regarded local pubs — perfect for enjoying a couple of drinks and a delicious home-cooked meal close to home.



Total Area: 1129 ft<sup>2</sup> ... 104.9 m<sup>2</sup>

All measurements are approximate and for display purposes only

## Accommodation

### GROUND FLOOR

HALLWAY

CUPBOARD

WC

LIVING ROOM  
8'9" x 10'0" (2.67 x 3.04 m)

DINING ROOM  
11'10" x 11'9" (3.61 x 3.57 m)

KITCHEN  
7'2" x 15'0" (2.17 x 4.56 m)

CONSERVATORY  
10'9" x 14'7" (3.27 x 4.44 m)

### FIRST FLOOR

LANDING

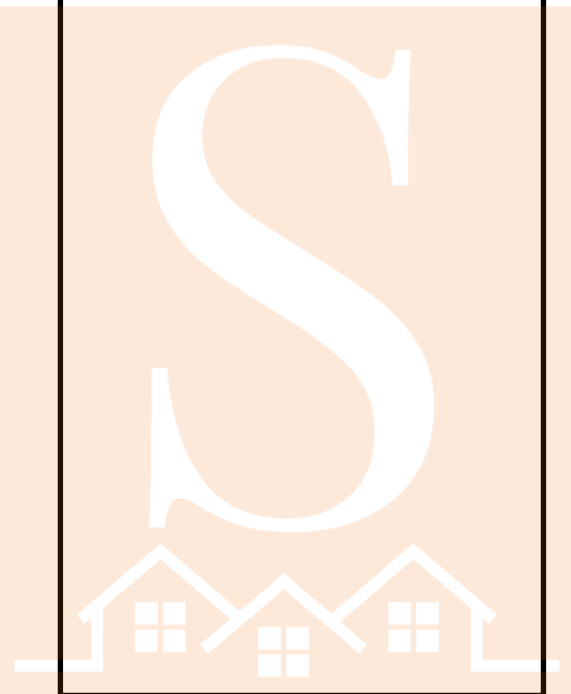
WC

BATHROOM  
8'1" x 5'7" (2.47 x 1.69 m)

BEDROOM ONE  
9'8" x 11'9" (2.96 x 3.59 m)

BEDROOM TWO  
9'8" x 12'0" (2.96 x 3.66 m)

BEDROOM THREE  
8'1" x 7'1" (2.47 x 2.16 m)





## What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on [info@soloestates.co.uk](mailto:info@soloestates.co.uk) and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

EPC TO BE CONFIRMED

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Solomons Estate Agents**

**01243 624 637**

[info@soloestates.co.uk](mailto:info@soloestates.co.uk)

The Old Boat House, Bosham Lane, Bosham, PO18 8HS

[www.soloestates.co.uk](http://www.soloestates.co.uk)