



**Price**  
**£740,000**

**Freehold**

4x  2x  2x 

**Grosvenor Road,  
Chichester, West  
Sussex, PO19**

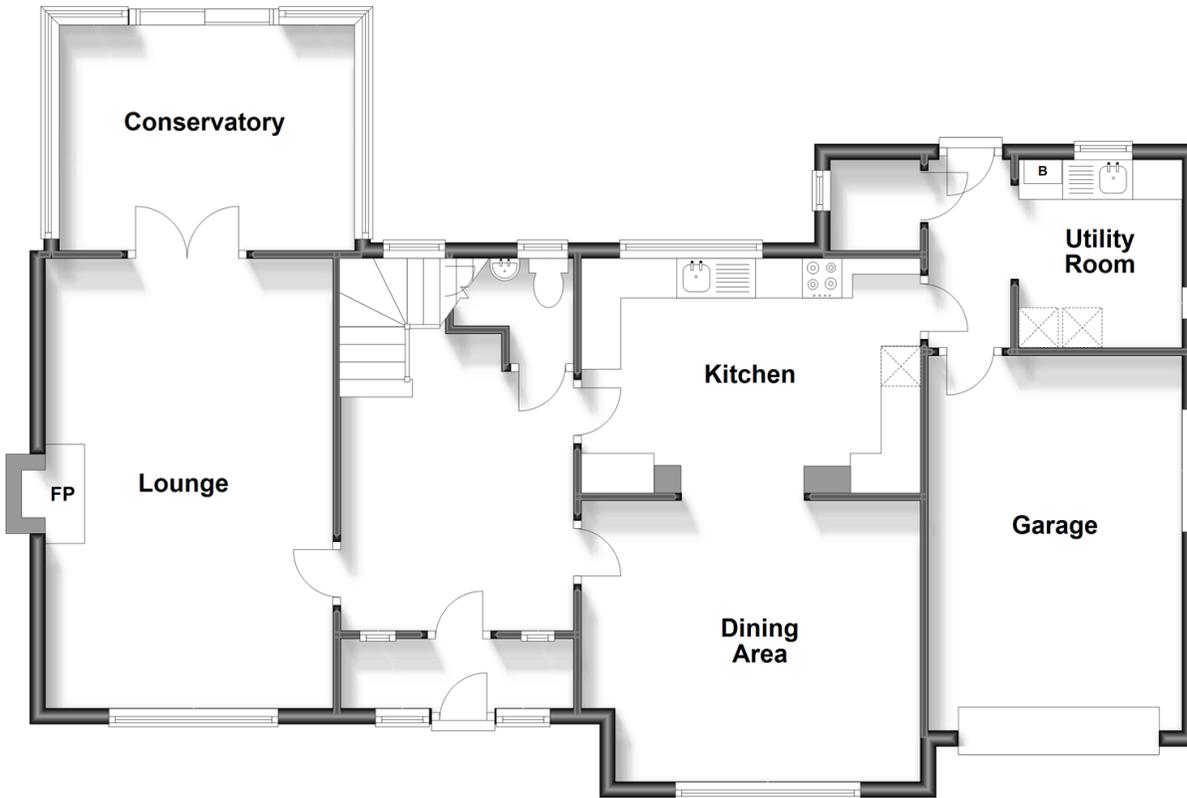
**OVER 60?**

Secure this property  
for up to **59% less!**

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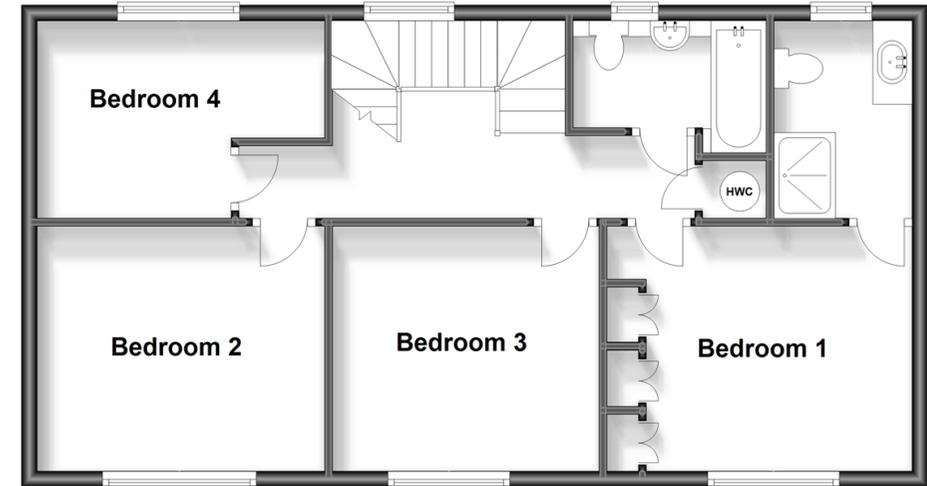
## Ground Floor

Approx. 102.9 sq. metres (1108.1 sq. feet)



## First Floor

Approx. 63.1 sq. metres (679.7 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall: 16'1 x 9'7 (4.91m x 2.92m)  
Lounge: 18'2 x 12'2 (5.54m x 3.71m)  
Conservatory: 12'6 x 9'11 (3.81m x 3.02m)  
Cloakroom  
Kitchen: 14'1 x 9'11 (4.30m x 3.02m)  
Utility Room: 11'0 x 7'4 (3.36m x 2.24m)  
Pantry: 4'4 x 3'1 (1.32m x 0.94m)  
Dining Area: 14'2 x 12'1 (4.32m x 3.69m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'2 x 12'8 (4.02m x 3.86m)  
En-Suite Shower Room: 8'7 x 6'0 (2.62m x 1.83m)  
Bedroom 2: 11'3 x 10'9 (3.43m x 3.28m)

Bedroom 3: 12'0 x 10'9 (3.66m x 3.28m)  
Bedroom 4: 12'0 x 8'2 (3.66m x 2.49m)  
Family Bathroom: 7'9 x 4'4 (2.36m x 1.32m)

### OUTSIDE

Garage: 16'2 x 10'10 (4.93m x 3.30m)  
Off Road Parking  
Front & Rear Gardens  
Outbuilding  
Shed



## Main features

- Detached house with stacks of character
- Ideal family home with utility room & pantry
- Parquet flooring in dining room, living room & hallway
- Landscaped front & rear gardens with bespoke gazebo
- Large corner plot with home office & ample off road parking
- Integrated garage with roof storage

## Nearest Schools

Kingsham Primary 0.5 miles, St Richard's Catholic Primary 0.6 miles, Central CoFE Junior School 1.0 miles, Chichester High School for Girls 0.5 miles, Chichester High School for Boys 0.5 miles, Bishop Luffa C of E School, Chichester 1.2 miles, Chichester College 0.7 miles

## Transport Information

Train Stations: Chichester 0.5 miles, Fishbourne 1.7 miles, Bosham 3.0 miles

## Address

Grosvenor Road, Chichester, West Sussex, PO19

## Directions

For directions to this property please contact us.



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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(62) POTENTIAL: C(73)

40414772/20231031/JH/RC